



**CORVALLIS
CITY COUNCIL AGENDA**

**February 6, 2012
12:00 pm ONLY**

**Downtown Fire Station
400 NW Harrison Boulevard**

COUNCIL ACTION

PLEDGE OF ALLEGIANCE

I. ROLL CALL

II. CONSENT AGENDA [direction]

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 – January 17, 2012
 - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Bicycle and Pedestrian Advisory Commission – January 6, 2012
 - b. Commission for Martin Luther King, Jr. – December 13, 2011, and January 4, 2012
 - c. Corvallis-Benton County Public Library Board – January 4, 2012
- B. Confirmation of Appointments to Boards, Commissions, and Committees (Board of Appeals - Fletcher; Committee for Citizen Involvement - Foster; Downtown Commission Parking Committee - Uerlings)
- C. Announcement of Vacancies on Boards, Commissions, and Committees (Citizens Advisory Commission on Civic Beautification and Urban Forestry - Ellis; Parks, Natural Areas, and Recreation Board - Williams)
- D. Announcement of Appointments on Boards and Commissions (Capital Improvement Program Commission - Carroll; Committee for Citizen Involvement - Demarest, Kilian, Parnon; Public Art Selection Commission - Laing)

- E. Schedule a public hearing for February 21, 2012, to consider an appeal of a Historic Resources Commission decision (HPP11-00033 – Johnson Carriage House)
- F. Authorization to enter into and for the City Manager to sign a lease agreement with Consumers Power, Inc. for a communications site on Marys Peak
- G. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(d) (status of labor negotiations)

III. ITEMS REMOVED FROM CONSENT AGENDA

IV. UNFINISHED BUSINESS

V. MAYOR, COUNCIL, AND STAFF REPORTS

- A. Mayor's Reports
- B. Council Reports
- C. Staff Reports [information]
 - 1. Council Request Follow-up Report – February 2, 2012
 - 2. Prospective Petition Filing of Advisory Question

VI. VISITORS' PROPOSITIONS – 12:30 pm *(Note that Visitors' Propositions will continue following any scheduled public hearings, if necessary and if any are scheduled)* [citizen input]

VII. PUBLIC HEARINGS – None.

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

- A. Human Services Committee – None.
- B. Administrative Services Committee – January 18, 2012
 - 1. Council Policy Review and Recommendation: CP 98-2.10, "Use of E-Mail by Mayor and City Council" [direction]
- C. Urban Services Committee – None.

X. NEW BUSINESS

- A. Benton County new and emerging tobacco control issues (immediately after Consent Agenda) [direction]
- B. Community Alliance for Diversity contract termination [direction]

XI. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 541-766-6901 or the Oregon Communications Relay Service at 7-1-1 to arrange for TTY services.

A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 541-766-6901

A Community That Honors Diversity



CITY OF CORVALLIS
ACTIVITY CALENDAR

FEBRUARY 6 - 18, 2011

MONDAY, FEBRUARY 6

- ▶ City Council - 12:00 pm only - Downtown Fire Station, 400 NW Harrison Boulevard
- ▶ OSU/City Collaboration Project Steering Committee - 5:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

TUESDAY, FEBRUARY 7

- ▶ No Human Services Committee
- ▶ Downtown Commission Parking Committee - 5:30 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Ward 9 (Councilor Brauner) Meeting - 7:00 pm - Osborn Aquatic Center Activity Room, 1940 NW Highland Drive (City sponsored)

WEDNESDAY, FEBRUARY 8

- ▶ Citizens Advisory Commission on Transit - 8:20 am - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Administrative Services Committee - 4:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Downtown Commission - 5:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, FEBRUARY 9

- ▶ Citizens Advisory Commission on Civic Beautification and Forestry - 8:00 am - Parks and Recreation Conference Room, 1310 SW Avery Park Drive
- ▶ Urban Services Committee - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, FEBRUARY 11

- ▶ City Council - 8:30 am - Madison Avenue Meeting Room, 500 SW Madison Avenue (work session)
- ▶ No Government Comment Corner

MONDAY, FEBRUARY 13

- ▶ Economic Development Commission - 3:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

TUESDAY, TUESDAY, FEBRUARY 14

- ▶ Historic Resources Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

WEDNESDAY, FEBRUARY 15

- ▶ City Legislative Committee - 7:30 am - City Hall Meeting Room A, 501 SW Madison Avenue
- ▶ Housing and Community Development Commission - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard

THURSDAY, FEBRUARY 16

- ▶ Housing and Community Development Commission - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Parks, Natural Areas, and Recreation Board - 6:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard

SATURDAY, FEBRUARY 18

- ▶ No Government Comment Corner

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
January 17, 2012**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Consent Agenda Pages 33-34			
Items Removed from Consent Agenda 1. Corvallis-Benton County Public Library Board – December 7, 2011 Page 34			• Approved minutes <u>passed U</u>
Unfinished Business 1. EDC recommendations 2. McFadden Industrial Annexation Formal Findings 3. City Legislative Committee – January 11, 2012 4. OAC energy enhancements Pages 34-43	Yes		• Adopted EDC Strategy-2012 <u>passed U</u> • RESOLUTION 2012-03 <u>passed U</u> • Communicate concerns HB 2712 <u>passed U</u>
Mayor Reports 1. United Way granting committee appointment – Brown Page 43	Yes		
Council Reports 1. OSU food summit (Hervey) 2. Celebrate Corvallis (O'Brien) 3. Linus Pauling fund raiser (Hirsch) 4. MLK celebration artists (Hirsch, Raymond) 5. Tsidii Le Loka performances (Hirsch) 6. PW commendation (Beilstein) 7. All-way stops (Beilstein) 8. Ward 8 meeting (Traber) 9. Leadership Corvallis (Traber) 10. Whiteside Theatre fund raiser (Hogg) Pages 43-44	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. CMR – December 2011 2. CRFR – January 12, 2012 3. City Council goals update 4. Transit Operations Fee update 5. MTM loan extension Pages 44-48	Yes Yes Yes Yes	Referred to ASC	• Approved <u>passed U</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
HSC Meeting of January 4, 2012 1. Social Services allocations Pages 48-49			<ul style="list-style-type: none"> • Retained Emergency and Transitional priorities <u>passed U</u> • Approved \$106,000-\$350,000 allocation range <u>passed 8-1</u>
ASC Meeting of January 4, 2012 1. Municipal Code Review: Chapter 7.04, "Alarm Control" 2. Financial Policies review Page 49	Yes Yes		
Other Related Matters 1. Transfer appropriations – OSU/City collaboration project 2. Pacific Power grant – photovoltaics Page 49-50			<ul style="list-style-type: none"> • RESOLUTION 2012-04 <u>passed 8-1</u> • RESOLUTION 2012-05 <u>passed U</u>
Visitors' Propositions 1. Sustainability Coalition 2011 report 2. Downtown EID reauthorization Pages 50-52	Yes Yes		
Public Hearings 1. OSU Sector C vacation 2. OSU Sector D vacation Pages 52-59			<ul style="list-style-type: none"> • ORDINANCE 2012-01 <u>passed U</u> • ORDINANCE 2012-02 <u>passed U</u>

Glossary of Terms

ASC	Administrative Services Committee
CMR	City Manager's Report
CRFR	Council Requests Follow-up Report
EDC	Economic Development Commission
EID	Economic Improvement District
HSC	Human Resources Committee
MLK	Martin Luther King, Jr.
MTM	Majestic Theatre Management
OAC	Osborn Aquatic Center
OSU	Oregon State University
PW	Public Works
U	Unanimous
UW	United Way

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

January 17, 2012

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:00 pm on January 17, 2012 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Manning presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Manning, Councilors Raymond, Hirsch, Hervey, Beilstein, Hogg, Brown, Traber, Brauner, O'Brien

Mayor Manning directed Councilors' attention to items at their places, including an updated Economic Development Commission report (Attachment A), Whiteside Theatre concert announcement (Attachment B), and a memorandum related to the US20/OR34 Corridor Study (Attachment C).

II. CONSENT AGENDA

Councilor O'Brien requested the December 7, 2011 Corvallis-Benton County Public Library Board minutes be removed from the Consent Agenda (Item A.2.f.).

Councilors O'Brien and Traber, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
 - 1. City Council Meeting – January 3, 2012
 - 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Airport Commission – December 6, 2011
 - b. Arts and Culture Commission – November 30, 2011
 - c. Bicycle and Pedestrian Advisory Commission – December 2, 2011
 - d. Citizens Advisory Commission on Civic Beautification and Urban Forestry – November 10 and December 8, 2011
 - e. Citizens Advisory Commission on Transit – December 14, 2011
 - g. Downtown Commission – December 14, 2011
 - h. Economic Development Commission – November 14, 2011
 - i. Historic Resources Commission – December 13, 2011
 - j. Housing and Community Development Commission – December 21, 2011
 - k. Parks, Natural Areas, and Recreation Board – November 17 and December 15, 2011
 - l. Planning Commission – December 14, 2011
 - m. Public Art Selection Commission – October 20, 2011
 - n. Willamette Criminal Justice Council – November 16, 2011
- B. Confirmation of Appointment to Committee for Martin Luther King, Jr. (Claywoman)

- C. Announcement of Vacancy on Downtown Commission (Schweizer)
- D. Announcement of Appointments to Boards and Commissions (Board of Appeals - Fletcher; Committee for Citizen Involvement - Foster; Downtown Commission Parking Committee - Uerlings)
- E. Approval of an application for an "Full-On-Premises Sales Caterer" liquor license for Kathryn P. Lynch, owner of Forks and Corks Catering, LLC, dba Forks and Corks Catering, 1324 NW Ninth Street (New Outlet)

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA

- A. Reading of Minutes
 - 2. For Information and Filing
 - f. Corvallis-Benton County Public Library Board – December 7, 2011

Councilor O'Brien said the minutes noted that the Library is exploring reopening on Sundays. He stated appreciation for the continued discussion as it is difficult for working people to access the Library without Sunday hours.

Councilors O'Brien and Hervey, respectively, moved and seconded to approve the December 7, 2011 Corvallis-Benton County Public Library Board minutes.

Councilor Raymond agreed with Councilor O'Brien's comments and added that it is obvious how happy families are to be together when she visits the Library on Saturdays.

As Council liaison to the Library Board, Councilor Beilstein said closing the Library on Sundays was not a trivial matter for the Board. The decision was made when faced with a severe financial crisis and, although the discussion to reopen the Library on Sundays will continue, it will be difficult to accomplish and disruptive to other Library operations.

The motion passed unanimously.

IV. UNFINISHED BUSINESS

- A. Economic Development Commission recommendations

Economic Development Commission (EDC) Chair French and Vice-Chair Rung reviewed the report and a PowerPoint slide presentation (Attachment D).

Ms. French thanked Council for their service, the EDC Commissioners for their participation, and Community Development Director Gibb and staff for support.

Ms. French said the process to develop the recommendation included a review of various metrics, intense discussions, input from community agencies and groups, and policy review. A task force was formed to further explore the ideas developed by the EDC. The EDC is

excited about the possibilities of the proposed strategy and understands much work and many details remain to be conducted. She encouraged Council to adopt the recommended strategy to move toward creating economic development opportunities for the community.

Mr. Rung reviewed the charts included in the meeting materials. Highlights included:

- An employment shift away from private sector.
- More than 50 percent loss of manufacturing jobs.
- Manufacturing wages are higher than business/professional service wages.
- Property tax revenues are declining.
- There is an insufficient commercial property tax base.
- Oregon State University (OSU) student enrollment is increasing and Corvallis School District 509J (509J) enrollment is decreasing.

Ms. French said Corvallis was recently designated as the most innovative city in America. She opined that it is not performing to full potential. Corvallis has slow job creation with the disappearance of manufacturing and lack of employment diversity. Increasing economic activity in the region will help provide stability and capacity to provide City and County services.

Corvallis must nurture innovative small and medium sized firms, especially OSU research spinoff companies. OSU research and commercialization are growing and will likely keep attracting research grants and early-stage company funding. To develop and retain growing businesses, there must be adequate land, timely and predictable permitting, and financial assistance. Corvallis should be the first choice for the establishment and growth of business. It is time for the City to take ownership and leadership in the form of an appropriately and adequately funded economic development office.

Mr. Rung reviewed the three goals and associated metrics noted on page eight of the strategy. He noted that additional metrics will be developed to evaluate performance of the goals.

Ms. French reviewed the four action items and six small steps identified on pages nine and ten of the strategy. There is an urgency to address economic development in the community, as noted by Citizen Attitude Survey results. It is time to move away from the discussion, look at the problem, and move toward action by adopting the strategy.

Mayor Manning thanked the presenters, EDC members, and Councilor Brown for serving as Council liaison. She noted that Council has been asked to take action on the overall global strategies presented by the EDC.

Councilor Hervey said the action plan is encouraging and in line with Council's direction, intention, and vision. The frame building up to the action plan indicates that the state and national economy will recover if the community continues doing the usual things, and that those things will be effective in competition with other cities who have the same kinds of goals. This does not align with his frame. The national policy sends manufacturing jobs overseas. The action plan portion of the proposed strategy addresses this in terms of what is possible locally without trying to bring in another Hewlett Packard (HP). He agreed with

the action plan, but not the phrasing or positioning of the document. He expressed concern that future Councils will be limited by this document.

Councilor Hervey noted that there are two areas briefly mentioned that could provide great opportunities for the Corvallis economy not related to high technology. Corvallis is in the heart of some of the best farm land in the nation. OSU is a land grant university with expertise in farming and food businesses. Neither are recognized in the report. The Oregon Nanoscience and Microtechnologies Institute (ONAMI) is performing energy work, yet the report does not include providing assistance to those businesses who can help Corvallis with the energy sector.

Councilor Hervey said the report does not identify how Corvallis' loss of manufacturing jobs fits into the state or national loss of manufacturing jobs. There is a skewing factor in Corvallis where HP has removed manufacturing jobs. Table 1 identifies a loss of approximately 3,500 jobs over the course of time. HP reported a loss of 5,000 jobs during the same time period. If a good portion of those jobs were in manufacturing, then Corvallis is gaining manufacturing jobs, on a net basis. This puts a different perspective on the information presented.

In response to Councilor Hervey's inquiry, Ms. French said she does not have data comparing Corvallis job loss to state or national information.

Councilor Hervey said the report mentions the importance of manufacturing as it relates to increasing the tax base. He assumed that is based on manufacturing businesses having more intensive buildings and equipment. He also assumed the City would not give away a potential tax base increase by offering tax incentives to manufacturing firms. He inquired about equipment depreciation rates and what that would mean for the future.

Councilor Hervey expressed concern that, based on the information in the report, future Councils will make good faith decisions that do not fit with the underlying message of tax base improvement to maintain City services. If future Councils decide to provide large tax breaks to entice business to Corvallis, the assumption from the report is that any attempt to increase the tax base is nullified.

Mr. Rung explained that equipment depreciation rates vary between three and five years. Land and building depreciation rates vary between 10 and 20 years. This is a "decay" period when a healthier and growing business would replace those assets. There are different scales of manufacturing investment. Intel invested upwards of \$15 billion in Hillsboro and receives a tax break in the form of a strategic investment plan that recognizes if the property was taxed at the same rate as a \$10 million factory, it would generate a large amount of money, but it would also result in Intel not making the investment into the community.

Ms. French said it is not a measurement of whether the investment with incentive compares to an investment without an incentive. Without an incentive there is most likely no investment, no jobs, and no future growth potential. She agreed that an underlying theme of the report is to improve the tax base.

In response to Councilor Hervey's inquiry, Mr. Rung said the EDC has not discussed the type of investments targeted by the proposal. It is not unreasonable for investment quantities in a metropolitan statistical area to be hundreds of millions. Ms. French concurred.

Councilor Hervey said a common thread throughout the report is the desire for a healthier school district and higher wage jobs that will provide people with a means to afford local housing. Helping a business become successful does not ensure that a new employee will live in Corvallis.

Ms. French responded that disposable income is a requirement of a healthy community. People earning higher wages spend money on local goods and services and are engaged in the community. The 509J enrollment is a good indicator because it speaks to the diversity of families and family-wage jobs in the community. If Corvallis cannot support families with school-aged children, it is difficult to attract top talent. The education sector is an important criteria that businesses desire to retain or obtain talent. Most businesses recognize there is a natural partnership between work force development and the health of their employees.

Mr. Rung added that the decline in 509J enrollment is partially related to the loss of manufacturing jobs. Corvallis is aging. Housing stock in desirable areas is occupied and being purchased by older residents, many of whom do not have school-aged children.

Councilor Hervey said, given the focus on making 509J healthy, the report does not address the availability of affordable housing. This is an issue for someone starting a new job. Mr. Rung noted that the EDC was not charged with this complex issue. Corvallis is geographically bound in terms of available land that the community is willing to develop for residential property. Corvallis is a desirable community which makes it difficult to keep the costs of housing moderately priced.

Councilor Hervey referred to the last table in the report that compares Corvallis to selected peer university cities. People assume Corvallis cannot attract business because it is too far from a major corridor (Interstate 5). There are two other cities listed on the table with the same issue. After reviewing the source document for this table, he learned that on the west coast, there is only one city of the 179 cities included, doing better than Corvallis in the categories measured. Corvallis was rated 40th and the next closest west coast community was rated 58. When reviewing those data points, the sense of urgency is not obvious.

Mr. Rung said Corvallis looked good last year, but the cumulative data for the last five and ten years is low.

Councilor Raymond thanked the EDC and community for their efforts. The idea of economic development is to determine what it will do for Corvallis and what kind of economic development is desired. The November 2011 Bureau of Labor statistics place Corvallis' unemployment rate at 5.4 while the state and national unemployment rate is 9.1. She opined that Corvallis must be doing something right to achieve the low unemployment rate. The Business Enterprise Center, Enterprise Zone, OSU, investment angels, Visit Corvallis, and others all contribute to economic development and the low unemployment

rate. The City does not have enough funds and needs to explore how to obtain a better tax base. More single-family houses are needed to increase the property tax base. The City is limited by Measure 5 and other tax limitations. She expressed concern about how this proposal will be funded and inquired about the process of forming an urban renewal district to fund economic development, and why City investment of private business is an advantage.

Ms. French reiterated that affordable housing was not the charge of the EDC, although some groups brought it forward, and it will eventually be considered. The EDC was charged with commercial investment, not residential. Corvallis has a small geographic footprint with a high-demand and low-supply of housing. Additionally, the community has high development standards. The EDC is advocating a more predictable and timely land development process. Corvallis needs diversity in the tax base which will not come forward through OSU or Good Samaritan Health Services. This will come from the private sector being incentivized. Once a company invests in Corvallis, it is less likely to leave the community. The advantage is not what the community gains this year or next year, it is what happens in five and ten years. Citizens want to create a community that takes advantage of startup businesses and incentivize them to stay. Those businesses will continue to invest and not all of those investments will be eligible or appropriate for tax abatement. Citizens want economic opportunities in the form of jobs.

Mr. Rung added that the traded sector manufacturing companies are very strategic. Even though they may receive tax abatements, they create a demand for local retail, restaurants, and other commercial services that add to the tax base when they are improved. Increases in residential values have the same impact.

In response to Councilor Beilstein's inquiries, Mr. Rung said the last chart identifies some decline in salaries and wages. Statewide data substantiates the higher wages of manufacturing jobs.

Councilor Beilstein said he doubts there has been a decline in median income in Corvallis. The data on the chart indicates Corvallis is the same as any other community. Fairly high wage jobs in other sectors (health care and education) make up for the loss of manufacturing jobs.

Mr. Rung clarified that the chart identifies Corvallis' wage growth or decline relative to other cities.

Mr. Rung added that the unemployment rate is an important statistic; however, it only relates to those who are seeking work. There has been a serious decline in private sector jobs and essentially flat total employment over the last decade in Corvallis, yet the population has increased. He does not know the average wage in this metropolitan statistical area, although he can gather that information.

Councilor Hogg thanked Ms. French and Mr. Rung for their presentation. He commended the EDC for a thoughtful report that highlights the economic issues facing Corvallis. The proposal builds on City strengths, the relationship with OSU fostering startups, and helping small, existing businesses to grow and hire additional citizens. If the City does not do

something, diversity will be lost in Corvallis and it will become a town of students and retirees. He appreciates the urgency noted in the report. The solution being proposed seems to be based from the concept of "economic gardening" which has been used successfully by other similar cities across the United States.

Mr. Rung acknowledged that the EDC reviewed several reports and did many Internet searches on economic gardening. Those communities claiming success from utilizing economic gardening principals could not provide proven output metrics. There appeared to be more activities than results. He acknowledged that what the EDC is proposing is similar to economic gardening by growing local resources rather than anticipating someone from the outside will solve the community's problems with a major investment.

Ms. French added that the EDC attempted to find a pragmatic solution that would fit the community based on available information. It is not surprising that the result is similar to economic gardening. This is a complicated problem that has many elements outside of the City's control, but the proposed actions that can be taken come from a desire for the community to move forward.

Councilor Brown said the City is privileged to have EDC assistance. He thanked the Commissioners for their contributions. As Council liaison to the EDC, he attended the regular meetings and work group sessions. The members were dedicated to the task, worked well together, and exceeded expectations to deliver a timely, high quality report.

Councilor Brown stated support for the recommendation as it provides needed focus for a city with limited resources.

Councilors Brown and O'Brien, respectively, moved and seconded to adopt the Corvallis Economic Development Strategy-2012.

Councilor Brown said Council requested the EDC construct an economic development strategy. Members of the EDC were chosen for their collective expertise and ability to make valuable contributions. The EDC provided a plan that is consistent with Council policy and meets the following criteria:

- It fulfills the Council charge.
- It provides focus and priorities to move forward.
- It is based on the unique strengths of the community.
- It includes metrics to measure progress.
- It will support the EDC advice.

Councilor Brown opined that adoption of the 2012 Economic Development Strategy is a good place to start. Staff can work on implementation details.

Councilor Beilstein prepared and forwarded an essay to Councilors (Attachment E) related to the strategy. He does not see anything in the strategy other than what has always been done in Corvallis. The City wants a partnership with OSU and to incentivize small business. The only real value is that the strategy will most likely never be accomplished or produce results. Although Council will probably agree to spend \$100,000 to staff an economic development position, it will be a waste of money.

The direction of the strategy makes the lack of affordable housing worse. There is an over-employment problem in Corvallis, not an unemployment problem. More than 10,000 people per day commute into Corvallis. People are not commuting because they like country living, they commute because they cannot afford to live here. If Corvallis cannot deal with the housing problem, the City should not attract more employment. An economic development strategy based on growth and bringing in more employment will exacerbate the housing and commuting problem. At the same time, OSU is growing and there is not enough adequate housing for the current 25,000 students.

The strategy is written from a traditional boosterism approach that "we have to do everything, we have to do everything better, and everything has to be here." There is no reason why Corvallis would want to retain a company. It is disruptive to the community and more disruptive to a business to move elsewhere. If a business determines there is an advantage to move elsewhere versus staying, they should move. It will not hurt the economic opportunity for other entrepreneurs, it will create opportunities. There is no reason to keep every business that grows-up in Corvallis here just as there is no reason to keep every OSU graduate in Corvallis. No company makes a decision about moving without considering the disruption it causes to itself.

Councilor Beilstein opined there is no reason to incentivize the development of any further employment. The idea of increasing the tax base by business investment is wrong-headed. Residential development does not result in an increased tax base due to the needed increase in services. People believe that commercial investments pay more in taxes than they require in services. If that is true, every place in the world has a reason to entice business. The property taxes HP is required to pay in Puerto Rico, Indonesia, or Malaysia are most likely much less than in Corvallis.

Corvallis does not have a lack of income and is one of the top ten counties in Oregon for median income. There is an inequality issue in that Benton County has one of the highest rates of poverty. New, high wage jobs create high wages for those already employed and most likely living in Philomath or Lebanon. High wage jobs create demand for low wage workers, such as restaurant and hotel employees. If people want to raise incomes and address the population that needs higher wages, a local minimum wage would achieve that goal. If that causes some businesses to move elsewhere, it is for the best. Traded-sector business also includes education, health care, and retirees living on pensions.

Councilor Beilstein reviewed his prioritized list of recommendations for an economic development strategy:

- Collect adequate fees/taxes to support high quality municipal services.
- Create an aggressive housing development in cooperation with OSU.
- Do not incentivize new employment until the housing problem is solved.
- Adopt a \$15 per hour local minimum wage.
- Support social services provided through partners.
- Support energy efficiency.
- Support local food/agriculture systems and explore use of City land for local food production.

- Assist new entrepreneurs through the Business Enterprise Center and Willamette Neighborhood Services microenterprise program.
- Support local festivals with transient occupancy taxes.

Councilor Beilstein concluded by stating he will not support adoption of the recommended strategy.

Councilor Hervey said he cannot support the entire recommendation. He could support the “Big Ideas” and “Smaller Steps” sections. The report is missing some unique strengths of the community. He would rather see support for agricultural business and an emphasis on energy efficiency. He does not support the statement in the strategy that indicates economic development is a public good. He agreed with Ms. French's explanation that economic development is "a core City function."

Councilor Raymond said she cannot support the motion without incorporating affordable housing. The report does not identify where the \$100,000 will come from for an economic development office, and without that information, she cannot vote appropriately.

Mayor Manning reminded Council that the concept is to take action on the strategy and recommendation by the EDC. Staff will provide details about implementation and funding at a later date.

Councilor Raymond responded that the strategy and details are united. She reiterated that it is difficult to support a program without knowing where the funds will be obtained.

Councilor Traber said this report is the result of years of work by people in the community. It has been a long process to sort through what has and has not worked well to develop a direction. The EDC report provides goals, ideas, and suggests a direction to move forward. A range of problems exist in this community, including affordable housing. Council needs to look at the long-term for budget purposes and take proactive steps to move forward to grow the tax base.

Councilor Hirsch thanked the EDC members and said he will support the motion. He agreed that including agricultural-related business is desirable.

Councilor O'Brien said this process began at least three years ago in recognition that the economic development and allocations policies were failing to provide measurable or meaningful results. He thanked the EDC Commissioners and Councilor Brown for their commitment and hard work.

Councilor Brauner said there are multiple issues not directly related that tie together, such as affordable housing and economic development. The Corvallis population is 55,000. Students account for 25,000 and OSU only offers 4,000 beds on campus. It is obvious the affordable housing issue cannot be solved today; however, none of the issues can be solved if the City does not move forward. The strategy is a first step. A key aspect is that it is a City program with City efforts instead of providing funding for another organization to utilize. The City has spent hundreds of thousands of dollars on economic development by giving the money to other people. Previous efforts have been uncoordinated, unfocused, and

without goals. He supports using the funding previously used for economic development with a more concentrated City staff effort to build upon the strategy recommended by the EDC.

Councilors Hervey and Raymond, respectively, moved and seconded to amend the motion to adopt the “Big Ideas” and “Smaller Steps” as identified in the Economic Development Commission report.

In response to Councilor Traber’s inquiry, Councilor Hervey clarified that the amended motion does not include the “Goals” section of the report. He cannot support a goal that calls out the tax base.

Councilor O’Brien said the report was presented as a whole and it would not be appropriate to adopt a partial document. He cannot support the amended motion.

The amended motion failed three to six with Councilors Hogg, Brown, Traber, Brauner, O’Brien, and Hirsch opposing.

The main motion passed six to three on the following roll call vote:

Ayes: Hirsch, Hogg, Brown, Traber, Brauner, O’Brien

Nays: Raymond, Hervey, Beilstein

- B. Adoption of Findings of Fact and Order relating to an annexation request (ANN11-00001 – McFadden Industrial Annexation)

City Attorney Fewel read a resolution forwarding the McFadden Industrial Annexation to the voters at the May 15, 2012 election, directing notice of the election and publication for the measure to be given, and adopting the Findings of Fact.

Councilors O’Brien and Brauner, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2012-03 passed unanimously.

Mayor Manning announced that any participant not satisfied with Council's decision may appeal to the State Land Use Board of Appeals within 21 days of the date of Council's decision.

- C. City Legislative Committee – January 11, 2012

Mayor Manning announced that the Committee began reviewing potential bills slated for the February legislative session. House Bill 2712, related to Municipal Court fines, was approved last year. The League of Oregon Cities expressed concern that some of the language negatively impacts local revenue. The bill is coming back to the legislature in February for clarification. The Committee recommends drafting a letter addressing the concerns and asking local legislators to support protecting City revenues from further reductions to support state revenue deficits.

Councilors Beilstein and Traber, respectively, moved and seconded to support communicating concerns about House Bill 2712 and local legislators for support in protecting municipal court revenues from further reductions. The motion passed unanimously.

D. Osborn Aquatic Center energy enhancement projects

Parks and Recreation Director Emery reported that eight energy enhancements have been completed during the last five years. The staff report addresses the results of those measures. The three remaining measures are currently moving forward or being developed.

Councilor Traber said the report is impressive. He learned at the League of Oregon Cities annual conference that some cities have reduced energy consumption by lowering pool temperatures.

Aquatic Center Supervisor Mellein said pool temperatures were previously lowered, balancing energy use and temperature complaints.

Councilor Hervey congratulated the Department on the success of the improvements.

Councilor Raymond noted that the Department acquired a \$14,064 water conservation grant. Outcomes for these enhancements include an annual energy savings of \$43,000 for natural gas and \$27,408 for electricity.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. United Way Granting Committee appointment (Brown)

Mayor Manning announced that Councilor Brown will serve as the Council liaison for the United Way Granting Committee for social services allocations. She thanked Councilor Raymond for serving as liaison for the last two years.

B. Council Reports

Councilor Hervey will attend a food summit at OSU this week, pursuant to the Council goal regarding available and accessible food.

Councilor O'Brien reminded Council about the Celebrate Corvallis event and noted that Councilor Brown has been nominated for Senior First Citizen.

Councilor Hirsch announced that Laughing Planet will hold a fund-raiser for Linus Pauling Middle School on January 24.

Councilor Hirsch expressed disappointment that the Commission for Martin Luther King, Jr. (MLK) did not include vocalist Tsidii Le Loka in the MLK Celebration held at the Majestic Theatre on January 11. Ms. Le Loka is the current Artist in Residence at the

Theatre. She has performed with many well-known artists and was the only person invited to perform at Nelson Mandela's first international press conference after his release from prison. Ms. Le Loka has also worked with Harry Belafonte, who is known for his work and friendship with Dr. Martin Luther King, Jr. Ms. Le Loka offered to participate in the celebration and the MLK Commission did not respond to the many communications from the Theatre about her availability. In addition, the *Corvallis Gazette-Times* failed to adequately notice and promote Ms. Le Loka's free family day at the Theatre on January 15.

Councilor Hirsch said the Mayor and Councilors have been offered tickets for a benefit show at the Majestic Theatre on January 21 featuring Ms. Le Loka.

As Council liaison to the Commission for MLK, Councilor Raymond said she was not aware the Commission received any offer from the Majestic Theatre related to Ms. Le Loka participating in the celebration. She assumed the offer may have been sent to the organizers of the OSU events. She noted that the City's celebration offered an excellent program.

Councilor Beilstein thanked the Public Works Department for their response to a citizen request for installation of an all-way stop sign at Monroe Avenue and 2nd Street. He received another request to investigate an all-way stop at 9th and Washington.

Councilor Traber thanked Department Directors and Management Assistant Holzworth for their support during his recent Ward 8 meeting. Discussions included developments and landscaping, cut banks, and street repair funding.

Councilor Traber said Leadership Corvallis recently presented Government and Services Day. He thanked City Manager Patterson, Mr. Gibb, Associate Planner Richardson, Chief Boldizsar, and other City staff for giving the Leadership Corvallis participants a great experience in understanding what the City does and how they can participate. Other class activities included a mock land use hearing about student housing which led to discussions about how OSU growth relates to parking, housing, and student housing locations. Councilor Traber will forward the ideas from this exercise to City representatives serving on the City/OSU Steering Committee.

Councilor Traber noted that most Leadership Corvallis participants were not aware of the City's e-mail subscription service to obtain information.

Councilor Hogg referred to Attachment B announcing the Whiteside Theatre fund raising event on February 11. The event is open to all ages and features *Satin Love Orchestra*, performing 1970s disco music.

C. Staff Reports

1. City Manager's Report – December 2011
and
2. Council Request Follow-up Report – January 12, 2012
and
3. City Council goals update

Mr. Patterson asked Councilors to contact him if they had questions about the above reports.

4. Transit Operations Fee update

Public Works Interim Director Steckel said the Corvallis Municipal Code requires an annual review and adjustment of the Transit Operations Fee at the end of each calendar year. The fee adjustment is based on a formula related to the average price of gasoline. Including taxes, the average fuel price in 2011 was \$3.73 per gallon. The adjustment increases the single-family residential fee from \$2.75 to \$3.73. The trip generation adjustment for other residential customers and commercial accounts will result in an increase of 35.6 percent.

Ms. Steckel clarified for Councilor Beilstein that the increase in revenues is estimated to be \$300,000.

Councilor Traber agreed that the revenue is important for transit. The ordinance provides the exact calculations for fee adjustments, but does not require a review by any Council Standing Committee. He expressed surprise that the fee would increase without discussion or process, especially when it results in a 35.6 percent increase. Councilor Traber requested information about the process to revise the ordinance so the fee would be considered within the normal process of raising fees to allow for discussion and deliberation.

Mr. Fewel said a previous Council made the decision to adopt an ordinance with objective standards. Council has the authority to direct a review by the Administrative Services Committee (ASC).

Councilor Brauner said the ordinance was specifically adopted based on objective criteria. As fuel costs increase, a larger demand is placed on transit. The automatic fee increase keeps up with the demand of a viable transit system. The ordinance language includes the formula to avoid a debate over appropriations. He does not object to looking at the process; however, he would most likely not support removing the automatic increase/decrease from the ordinance. The additional revenue will help offset the loss of federal funding and increase in ridership. Councilor Hirsch concurred.

Councilor Brown stated support for Councilor Traber's request.

Councilor Hervey said he cannot support the request made by Councilor Traber.

Councilor Beilstein does not support a review of the ordinance. There is a reason for setting a fixed rate and he would not support an amendment. He acknowledges that ASC can review whatever issue they desire, but he does not support a Council directed review.

Councilor O'Brien opined that it is not important for ASC to review the ordinance. The financial policies currently under review by ASC mandate an annual review of

all fees and charges for service. Maintaining the Transit Operations Fee ordinance will violate the City's Financial Policies.

Councilor Hogg stated support for Councilor Traber's request.

Mayor Manning announced that ASC will discuss the Transit Operations Fee ordinance.

Councilor Traber said he cannot recall any other Council request for history or information put forward for Council vote. Historically, if a Councilor wants something reviewed or requests background information, it occurs without requiring a majority vote. He did not propose a motion, amendment, or denial of the fee increase. He reiterated that he requested history and an opportunity to potentially allow work on the ordinance.

(Councilor Hirsch left the meeting at 2:06 pm.)

Mayor Manning confirmed that this issue will be referred to ASC for further discussions.

In response to Councilor Raymond's inquiries, Ms. Steckel said the Citizens Advisory Commission on Transit reviews statistical information related to the number of buses, routes, and operational expenses. The intention of the fee increase is to increase services. This could translate into additional hours and/or higher frequency during commute hours. The process is dictated by the Federal Transit Administration requirement for an extensive public process to decide route changes. These changes would most likely be recommended to start at the beginning of the next school year.

(Councilor Hirsch returned to the meeting at 2:08 pm.)

Mr. Patterson added that the fee could, in theory, help the City in working with OSU regarding student transportation and the ability to meet different schedules.

5. Majestic Theatre Management loan extension request

Parks and Recreation Assistant Director Deghetto introduced Majestic Theatre Management (MTM) Executive Director Pearlstein.

Mr. Deghetto explained that the City provided a \$20,000 interest free loan to MTM in October 2010. MTM requests an extension for repayment to begin September 2012 with \$100 per month payments.

Councilor Traber stated support for the extension. He inquired about MTM Board oversight and their business versus artistic involvement. He understands that during a period of transition, the organization forgot about a financial obligation.

Mr. Pearlstein assured Council that he is aggressively establishing procedures and educating the MTM Board. Board development and integration of better standards and practices needs to be addressed in Corvallis. The Whiteside, Majestic, and Corvallis High School need better arts strategic planning, integrated communications, and shared data gathering. These objectives need to be worked through together as a group with a collective, collaborative approach. He is developing practices and mandates for MTM quarterly reports and other financial records. He does not believe there has been a consistent, multi-year budget component for MTM. This is also an issue with Corvallis Community Theater (CCT). The CCT Board approved a deficit budget due to a lack of understanding.

In response to Councilor O'Brien's inquiry about the \$100 payments and opportunity to accelerate those payments if circumstances change, Mr. Pearlstein said MTM is willing to negotiate the payments and repayment schedule. The next three years will be pivotal for MTM due to the lack of capitalization monies, time spent developing a strategic plan, and determining what the donor and foundation community can support. He suggested adding a clause to the extension to review the payments and schedule after the centennial celebration.

Cultural development is the number one area Mr. Pearlstein recommends Council explore in terms of making a positive economic development impact. Many Corvallis residents acquire their entertainment in Portland and Eugene when there is opportunity to bring quality programming to the Majestic, Whiteside, and other locations. Cultural development can be a centerpiece element in any economic development plan.

Councilor Hirsch agreed that the MTM Board has been in transition. It now appears to be stable.

Mr. Pearlstein said there are many incorrect assumptions in the current MTM budget model due to what has worked in the past that is no longer relevant.

In response to Councilor Hirsch's inquiry, Mr. Pearlstein clarified that the request is to begin loan repayment in September. He reiterated that MTM is more than willing to negotiate this amount and/or schedule.

Councilor Hervey opined that \$100 monthly payments seems low. He noted that a few years ago the *Corvallis Gazette-Times* revised the live entertainment section forcing readers to sort through the regional offerings to find events offered in Corvallis. This may be something the cultural community can convince the newspaper to change.

Mr. Pearlstein responded that this corresponds with strategic planning and integration of the arts. There is passion in this community for preserving cultural space, but there is a lack of focus on preserving the spirit. Artists are special and they bring a unique vitality to the community. Portland and Eugene are doing more grant fundable work for their arts communities. Corvallis may need a "super-group" to manage the MTM, Whiteside, and CCT. There needs to be better alignment with

the media and the groups may need to consider coordinating marketing opportunities.

Councilors O'Brien and Hirsch, respectively, moved and seconded to extend the Majestic Theatre Management loan repayment schedule to begin September 2012 with payments of \$100 per month through an addendum to the promissary note, to be reviewed in January 2013. The motion passed unanimously.

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

A. Human Services Committee – January 4, 2012

1. Fiscal Year 2012-2013 Social Services Allocations Process and Calendar

Councilors Beilstein and Brown, respectively, moved and seconded to retain Emergency and Transitional funding priorities.

Councilor Raymond said she objected to the allocation range of \$106,000 to \$350,000 presented to the Human Services Committee (HSC). The \$106,000 was a guaranteed funding amount, based on the approved tax levy, including a three-percent increase. She understood that amount would be added to the allocation amount already approved. She believes it is incorrect that the base of the allocation range is \$106,000. She recalled that \$200,000 had been reduced from the allocation amount during the last two years.

Councilor Beilstein clarified that the motion only relates to the priorities.

The motion passed unanimously.

Councilor Beilstein explained that HSC also discussed the amount of social services allocations for 2012. Due to budget constraints, HSC recommends an allocations range dependent upon final budget approvals. The operating levy provides a minimum allocation of \$106,000. Staff anticipates a supplemental amount, for a total allocation range of \$106,000 to \$350,000. This range, if approved, will be communicated to the allocation committee so they can prioritize the recommendations.

Councilors Beilstein and Brown, respectively, moved and seconded to approve a 2012 social services allocation range of \$106,000 to \$350,000.

Councilor Hervey said he would like to support a dedicated amount of \$350,000, but understands this decision and economic development funding needs to be part of the budget discussion. He will support the motion.

Councilor Raymond said the social services allocation is vital to the City. She moved to amend the motion to continue the allocation at no less than \$350,000. The motion died for lack of a second.

The motion passed eight to one with Councilor Raymond opposing.

B. Administrative Services Committee – January 4, 2012

1. Municipal Code Review: Chapter 7.04, "Alarm Control"

Councilor O'Brien reported that this ordinance relates to the cost of maintaining alarm permits. Staff recommended raising the cost of an annual alarm permit fee from \$5 to \$20 and amend the fees for false alarm response. Staff noted that approximately half of the alarms in the City do not have permits. When staff respond to an alarm not on the permit list, they strongly encourage the owner to apply for an annual permit. ASC asked staff to return with a plan creating an amnesty period and campaign to bring non-permit holders into compliance. The current ordinance allows for a \$500 noncompliance fine.

Councilor O'Brien said ASC will further discuss this issue. He opined it would be more fair to address the approximately 50 percent non-compliant customers before charging permit holders a 400 percent increase.

This item presented for information only.

2. Financial Policies Review

Councilor O'Brien reported that ASC completed a third review of the financial policies. All changes are reflected in the meeting materials except for cost recovery information from the Parks and Recreation Department. Major changes include the addition of purpose, mission, and goals sections; amendments to fund balance, revenue, and expenditure policies; a historical review of property taxes; and a plan to rebuild strategic reserves.

Councilor O'Brien noted that a completed policy will most likely be forwarded to Council in February.

Mayor Manning thanked ASC and staff for their hard work. Councilor O'Brien concurred, specifically thanking Finance Director Brewer.

This item presented for information only.

C. Urban Services Committee – None.

D. Other Related Matters

1. Mr. Fewel read a resolution transferring appropriations, in the amount of \$50,000, from General Fund Contingencies to Non-Departmental for the OSU/City collaboration project.

Councilors Brauner and Traber, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2012-04 passed eight to one with Councilor Raymond opposing.

2. Mr. Fewel read a resolution accepting a grant from Pacific Power, in the amount of \$144,000, for the construction of a 25 KW solar photovoltaic system at Fire Station #1, and authorizing the City Manager to sign grant documents.

Councilors Hervey and Hirsch, respectively, moved and seconded to adopt the resolution.

Councilor Beilstein congratulated the Public Works Department. He said many Corvallis citizens pay extra to invest in renewable energy resources through the Blue Sky program. It is exciting to realize benefits from those investments.

RESOLUTION 2012-05 passed unanimously.

Mayor Manning recessed the Council at 2:35 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Manning, Councilors Raymond, Hirsch, Hervey (7:29 pm), Beilstein, Hogg, Brown, Traber, O'Brien

ABSENT: Councilor Brauner (excused)

Mayor Manning directed Councilors' attention to items at their places, including a 2012 Economic Improvement District brochure (Attachment F), the 2011 Corvallis Sustainability Coalition annual report (Attachment G), a Sustainability Coalition Town Hall meeting announcement (Attachment H), and public hearing handouts (Attachments I and J).

VI. VISITORS' PROPOSITIONS

A. Corvallis Sustainability Coalition 2011 Annual Report

Annette Mills and Anne Schuster presented the 2011 annual report. The Coalition was launched five years ago to bring together organizations and individuals dedicated to creating a sustainable community.

During 2011, the Coalition focused on four areas:

1. Creating a sustainable community,
2. Supporting partners,
3. Strengthening the Coalition, and
4. Building relationships.

The Coalition continued implementation of action items developed in 2008. Coalition Action Teams tackled 20 projects in 2011. A slide presentation focused on projects performed by the Economic Vitality, Energy, Housing, and Water Action Teams, as noted in the written report.

The Coalition partnered with 203 organizations, hosted the Sustainability Fair and Town Hall, organized quarterly gatherings, co-sponsored an eco-film Festival, volunteered at da Vinci Days, launched a new Web site with increased on-line communication alternatives, and collaborated with partner organizations on Action Team activities.

The Coalition's Steering Committee adopted an Action Plan revision process, began working on a five-year strategic plan, developed an advocacy policy, and created a fund raising committee.

The Coalition continues building on communications and relationships. In April, the Coalition received the Oregon Sustainability Award in recognition for utilizing a grassroots-led process creating the Action Plan. The Coalition's process is being used as a model for communities pursuing all three core sustainability components – environmental, social, and economic. Coalition partners, 509J and First Alternative Co-op, also received sustainability awards.

The Coalition will host the annual Sustainability Fair and Town Hall on March 1. Citizens can register at www.sustainablecorvallis.org.

Mayor Manning expressed appreciation for the tremendous efforts made by the Coalition in 2011.

Councilor Raymond said she appreciates the Coalition's democratic process and admires the organization and participants.

Councilor Hirsch thanked the Coalition for their efforts.

Councilor Beilstein said he typically attends the quarterly gatherings and is impressed with the amount and variety of activities presented. The events are always well attended by citizens, but few elected officials. He encouraged Councilors to attend the March Sustainability Fair and Town Hall meeting.

As Council liaison to the Coalition, Councilor Traber said it is impressive that as the organization matures, it is becoming sustainable.

In response to Councilor Hogg's inquiry, Ms. Mills said partner organizations and Coalition Action Teams will provide exhibits at the Sustainability Fair.

B. Downtown Economic Improvement District reauthorization (Downtown Corvallis Association)

David Dodson, Economic Improvement District Task Force (EIDTF) Chair, Joan Wessell, Downtown Corvallis Association (DCA) Executive Director, and Steve Hutchinson, DCA Board President, presented this item for information only.

Mr. Dodson explained that EIDTF began discussing EID boundaries and issues in June 2011. Generally, the boundary includes the downtown core from the riverfront, north to Polk Avenue, west to 6th Street, and south to the Marys River. The EID is an assessment of

commercial properties within the downtown area. The assessment has been \$1.25 per \$1,000 of real market value since 1993. The current EID, providing the majority of DCA funding, expires next year. A new district will need to be established for continued DCA support.

The DCA mailed an informational brochure (Attachment F) to pertinent property owners and will host an informational meeting in February. In early March, an EID proposal will be presented to Council with approval anticipated for June.

Mr. Dodson recognized Associate Planner Johnson for her support and assistance.

In response to Councilor Beilstein's inquiries, Mr. Dodson said the DCA is not anticipating any major boundary changes with a new district. The EIDTF drafted potential boundaries without using existing information and the results were nearly identical. The fringes that transition into residential uses and governmental agencies are not included. In the past, modifications were made to the boundaries to accommodate non-supporters and meet the 66 percent participation threshold for establishing a district.

Councilor O'Brien said he has enjoyed his participation as Council liaison to the DCA. He is a downtown business owner and member of the DCA. The value the DCA brings his business and others cannot be matched by any other activity or organization. He encouraged property owners within the EID boundaries to participate.

Councilor Hogg said the list of new downtown businesses noted in the brochure is impressive and speaks volumes about the great work the DCA is doing to create a vibrant downtown.

Mayor Manning commented on the benefit of adding the new historical museum to the downtown area.

Because there were no other citizens in attendance wishing to address the Council under Visitors' Propositions, and the public hearing was advertised to begin at 7:30 pm, Mayor Manning recessed the meeting from 7:20 until 7:30 pm.

(Councilor Hirsch left the meeting at 7:29 pm.)

VII. PUBLIC HEARINGS

- A. A public hearing to consider an alley vacation request (MIS11-00047 – OSU Sector C Public Alley Right-of-Way Vacation)

Mayor Manning reviewed the order of proceedings and opened the public hearing.

Declaration of Conflicts of Interest – None.

Declaration of Ex Parte Contacts – None.

Declaration of Site Visits

Councilors Beilstein, Brown, and Hogg declared making a site visit.

Rebuttal of Above Declarations – None.

Objections on Jurisdictional Grounds – None.

Staff Overview

Civil Engineer Reese reported that OSU requested to vacate an alley and walk right-of-way (ROW) located within Sector C of their campus. The alley is located south of Monroe Avenue between SW 25th and SW 26th Streets (both vacated). The walks are located between SW 23rd and SW 26th Streets (vacated), south of Monroe Avenue.

Mr. Fewel announced that failure to raise an issue, accompanied by statements or evidence sufficient to afford the City or other parties the opportunity to respond to the issue, precludes appeals to the State Land Use Board of Appeals based upon that issue. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

Applicant Presentation

Eric Adams, Plannext Consulting, noted that ROWs on 23rd, 25th, and 26th Streets were vacated some time ago. He is unclear why the proposed alley and walkway vacations were not included at that time. This request is part of a campus-wide effort to consolidate existing parcels into larger parcels in preparation for future development of other portions of campus. OSU owns the abutting properties and there are no public utilities in the alley.

Questions of Applicant

Councilor Beilstein: The alley currently exists within a parking lot on campus. Is the intention to facilitate future planning or is there an altered use that is likely to happen?

OSU Interim Planning Manager David Dodson: *The existing cultural center located at Monroe and 23rd needs replaced and the lot configuration will not allow for building across lot lines. This request is similar to the Council approved 17th Street vacation that allowed OSU to consolidate 142 lots. Portions of the perimeter of OSU were acquired over time. Originally, a number of those areas were portions of subdivisions or additions developed at the turn of the century. Several years ago, building across lot lines was allowed if the property was owned by the same person. The County continues to allow that type of development; however, the City no longer allows for construction across lot lines. A number of OSU buildings are non-compliant due to lot lines bisecting buildings. This proposal will bring those buildings into compliance with current standards.*

Councilor Beilstein: Will the new cultural center use the same footprint?

Mr. Dodson: *Yes. Additionally, OSU is exploring re-purposing the current historic building by relocating it on campus or selling it.*

Councilor Raymond: If the vacation is approved, will emergency response be altered?

Mr. Adams: Upon vacation, the property reverts to the abutting properties (OSU). The real estate would be zoned OSU via the Land Development Code. The property is not currently being used for emergency access since there is no physical connection between the alley and NW Monroe.

Mr. Dodson: This procedure updates legal records only. Emergency access does not change. All new development is evaluated by the Fire Marshall and others for emergency access.

Councilor Raymond: There does not appear to be any disadvantages for the City by approving this request. Is the advantage for OSU control of the property for development?

Mr. Dodson: This request makes it easier for OSU to consider construction of new buildings. Parking lots are not impacted by lot lines whereas new construction is impacted by existing lot lines. The City-owned alley is currently used by OSU, not the City.

Staff Report

Mr. Reese said the applicant requested to vacate an alley and walkways that were not vacated with previous adjacent street and alley vacations. This will facilitate platting of a larger parcel for future campus development. Concurrent with this application is a Planning Commission application to replat Sectors B and C into a few large lots. Mr. Reese presented several diagrams and photographs identifying the proposed vacations for the alley and walkways and noted existing conditions.

Mr. Reese confirmed that there has not been a physical connection between the alley and Monroe Avenue for some time. The ROW for the south end of the walkway is diagonal across and does not fit with existing improvements. There is no way to get to or from those walkways to other landmarks other than the alley.

The four review criteria for vacations are identified in Chapter 2.8 of the Land Development Code (LDC):

1. Is consistent with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council;
2. Will not negatively affect access between public rights-of-way or existing properties, potential lots, or public facilities/utilities;
3. Will not negatively affect existing or future transportation circulation or emergency service protection; and
4. Will serve the present and future public interest.

The staff review determined that the vacation of the alley will not affect access or circulation since there is no street connection to the alley and it is currently developed as a parking lot. The vacation of the walkways will not impact circulation or access since they are landlocked by OSU campus. There are no public utilities in any of the public ROWs proposed for vacation.

Staff recommends adoption of the ordinance to vacate the alley and walkways identified in the application.

Questions of Staff

Councilor Raymond: Is there an issue with fire access if the vacation is approved?

Mr. Reese: *Approval does not change anything having to do with emergency access. The property does not currently serve as emergency access.*

Councilor Raymond: Since the adjacent streets have already been vacated, how do emergency vehicles access campus?

Mr. Reese: *The Fire Department has access to private property during times of emergency. They will use the existing vacated streets, such as 23rd, 25th, and 26th Streets. Vacating the alley and walkways will not hamper emergency access to campus.*

Councilor Brown: At the northern point of the alley, there is a pedestrian walkway connecting the parking lot to Monroe. What will happen to that walkway? Is there an easement for pedestrian access?

Mr. Reese: *A pedestrian easement does not exist. Since OSU campus is public, there are most likely no restrictions for access. There is nothing keeping that particular walkway in place.*

Public Testimony – Support – None.

Public Testimony – Opposition – None.

Public Testimony – Neutral – None.

Questions of Staff

Councilor Raymond: Is there any remuneration for the City by vacating the property? Does the City ever consider asking OSU for payment for vacating properties?

Mr. Fewel: *The vacation process is set by State Statute. When someone applies to have property vacated, state law requires the City to conduct a process with review of the applicable criteria. If the criteria is met, the property is vacated. Compensation is not included as part of the criteria and the City is not allowed to sell it.*

Mr. Fewel added that the Fire Chief and Police Chief review these types of applications for emergency access issues.

Request for Continuance – None.

Request to Hold Record Open – None.

Right to Submit Additional Written Argument

Mr. Adams waived his right to submit additional written argument.

Mayor Manning closed the public hearing.

Deliberations

Mr. Fewel read an ordinance vacating an alley right-of-way between 25th and 26th Streets, south of Monroe Avenue, and the walk right-of-way between 23rd and 26th Streets, south of Monroe Avenue.

Final Decision

ORDINANCE 2012-01 passed unanimously.

Appeal Process

Mayor Manning announced that any participant not satisfied with Council's decision may appeal to the State Land Use Board of Appeals within 21 days of the date of Council's decision.

- B. A public hearing to consider an alley vacation request (MIS11-00048 – OSU Sector D Public Alley Right-of-Way Vacation)

Mayor Manning reviewed the order of proceedings and opened the public hearing.

Declaration of Conflicts of Interest – None.

Declaration of Ex Parte Contacts – None.

Declaration of Site Visits

Councilors Beilstein, Brown, and Hogg declared making a site visit.

Rebuttal of Above Declarations – None.

Objections on Jurisdictional Grounds – None.

Staff Overview

Mr. Reese said OSU requested an alley vacation between 9th and 11th Streets, from Madison to Monroe Avenues. The request is located in OSU Sector D.

Mr. Fewel announced that failure to raise an issue, accompanied by statements or evidence sufficient to afford the City or other parties the opportunity to respond to the issue, precludes appeals to the State Land Use Board of Appeals based upon that issue. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the local government to respond to the issue precludes an action for damages in Circuit Court.

Applicant Presentation

Mr. Adams reviewed the location of the requested alley vacation. He noted that the alley was originally established with the County Addition plat in 1854. The properties abutting the alley are owned by OSU. The purpose of the request is to consolidate older residentially platted lots into larger parcels to facilitate future development on OSU campus.

OSU and the First Baptist Church consented to the ROW vacation, establishing the two-thirds consent within the notice area. OSU will grant a 15-foot wide access and maintenance easement for the public utility line that extends into the alley.

Questions of Applicant

Councilor Beilstein: Does OSU have any definite intentions for redevelopment of the area?

Mr. Dodson: There are no current plans for development of this area. There are development restrictions in this area due to the highly protected, significant vegetation designation immediately west (south of Monroe) and within the alley.

Councilor Beilstein: The Corvallis Multicultural Literacy Center is located in the former Sunflower House in the proposed vacation area. The Center has been informed that when that area is redeveloped they will need to find a new location. Is this an immediate threat?

Mr. Dodson: Not to my knowledge. This is part of a much larger replat extending further to the south for consolidation and purposeful use. It is one less alley for the City to maintain.

Councilor Raymond: What is the connection with the Baptist Church? Is this area across from the Presbyterian Church?

Mr. Adams: The Presbyterian Church is east and the First Baptist Church is north of the alley proposed for vacation. To vacate public ROW, state law requires consent from all property owners abutting the ROW. The required notice area is 200 feet parallel from the edge of the ROW and extending 400 feet from the ends of the ROW. Within the notice area, owners of at least two-thirds of the affected properties, must consent to the vacation. OSU does not own two-thirds of the affected properties so consent was requested from the First Baptist Church. The two-thirds consent could have been acquired from a variety of combinations; however, consent from First Baptist Church and OSU met the two-thirds requirement.

Staff Report

Mr. Reese said the alley proposed for vacation currently only serves property owned by OSU. The vacation will facilitate platting a larger parcel for future campus development. Concurrent with this application, the Planning Commission is scheduled to review an application to replat Sectors C and D to fuse large lots.

Mr. Reese reviewed the location of the request via diagrams and aerial photographs.

The four review criteria for vacations are identified in Chapter 2.8 of the Land Development Code (LDC):

1. Is consistent with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council;
2. Will not negatively affect access between public rights-of-way or existing properties, potential lots, or public facilities/utilities;
3. Will not negatively affect existing or future transportation circulation or emergency service protection; and
4. Will serve the present and future public interest.

The staff review determined that the alley vacation will not affect access or circulation as OSU is the only property owner abutting the alley. There is a public sanitary sewer line located within the alley and the proposed ordinance reserves an easement to the City for access and maintenance of the utility.

Staff recommends Council adopt the ordinance to vacate the alley between 9th and 11th Streets, from Madison to Monroe Avenues.

Questions of Staff

Councilor Hervey: If OSU builds over the easement in the future, would they take responsibility for the sewer line?

Mr. Reese: *The easement remains unless OSU relocates the sewer line.*

Public Testimony – Support – None.

Public Testimony – Opposition – None.

Public Testimony – Neutral – None.

Questions of Staff

Councilor Raymond: This area is congested with parking issues. Has OSU considered that in their future plans?

Mr. Reese: *OSU has not expressed any future plans for the area. Vacating the alley will not decrease parking spaces. OSU utilizes some parking areas off the alley and behind the buildings adjacent to the alley. Those spaces will remain.*

Right to Submit Additional Written Argument

Mr. Adams waived the right to submit additional written argument.

Mayor Manning closed the public hearing.

Deliberations

Mr. Fewel read an ordinance vacating an alley right-of-way between 9th and 11th Streets, from Monroe to Madison Avenues.

Final Decision

ORDINANCE 2012-02 passed unanimously.

Appeal Process

Mayor Manning announced that any participant not satisfied with Council's decision may appeal to the State Land Use Board of Appeals within 21 days of the date of Council's decision.

X. NEW BUSINESS – None.

XI. ADJOURNMENT

The meeting adjourned at 8:14 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

MEMORANDUM

DATE: January 17, 2012

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director



RE: Economic Development Commission packet

Attached is a complete and corrected copy of the Economic Development Commission (EDC) recommendation regarding the Corvallis Economic Development Strategy. This includes:

- Cover memo
- Ordinance Establishing the Economic Development Commission - Attachment 1
- 2010 City Council Policy on Economic Development - Attachment 2
- **Corvallis Economic Development Strategy - 2012** in final form as recommended by the EDC - Attachment 3

MEMORANDUM

TO: Mayor and City Council

FROM: Elizabeth French, Economic Development Commission Chair
Ken Gibb, Community Development Director

DATE: January 11, 2012

SUBJECT: Economic Development Commission Recommendation

ISSUE:

City Council consideration of the Economic Development Commission's recommended Economic Development Strategy.

BACKGROUND:

The 2011-2012 City Council Goals include:

"By December 2011, the Council will consider action on recommendations by the Economic Development Commission concerning strategic priorities and funding sources for Economic Development initiatives"

The Economic Development Commission (EDC) was created by Council ordinance in 2010 (Attachment 1) following a review and major revisions to the Council Policy on Economic Development which is provided in Attachment 2.

DISCUSSION:

The Commission was convened in January 2011 and since then has been diligently working on addressing several topics most notably the Council goal to have a recommendation regarding strategic economic development priorities and funding sources by the end of 2011. A task group (subcommittee) of the Commission was formed to develop the framework document for the economic development strategy. The following will highlight key considerations:

- The work was informed by a variety of sources include local, state and federal economic and demographic information. In addition, surveys of economic development programs in comparator university communities and Oregon cities was conducted

- Related local plans, policies and documents such as the Prosperity That Fits Plan, Corvallis Comprehensive Plan, Vision 2020 and citizen surveys were reviewed and considered
- The EDC heard from various organizations that provide local economic development services including the regional representative from the State's economic development agency
- The opportunity for public comment was provided at each meeting of the EDC. In addition, EDC members proactively approached a variety of local organizations and individuals to solicit feedback
- The Commission Chair provided periodic briefings to the City Council in addition to the Commission's meeting minutes that are regularly included in the Council packet

The result of this major effort is "**The Corvallis Economic Development Strategy – 2012**" which is included in Attachment 3. The document includes a discussion of the current economic landscape, presents three major goals and recommends a series of big ideas and smaller steps to address these goals.

The Commission recognizes that additional work is necessary including identifying additional metrics and developing more specific proposals regarding the proposed action steps. *The EDC is committed to continuing that effort in the months and years ahead.*

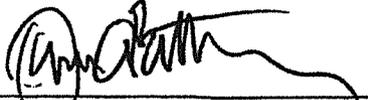
The immediate next step is a specific recommendation on the staffing and budgetary requirements associated with the Strategy. The EDC is proposing that the City hire professional economic development staff. The Commission will next meet on January 30, 2012 to finalize a recommendation on staffing and budgetary requirements and will forward this proposal to the City Council so that it can be incorporated into the FY 12-13 budget process.

EDC Chair Elizabeth French and Vice-Chair Skip Rung will present a summary of the Commission's recommendations at the January 17, 2010 Council meeting and be available to answer any Council questions.

ACTION REQUESTED:

The Corvallis Economic Development Commission unanimously recommends that that the City Council approve the "**Corvallis Economic Development Strategy – 2012**".

Review and Concur:



 James A. Patterson, City Manager

ORDINANCE 2010-28

**AN ORDINANCE ESTABLISHING THE ECONOMIC DEVELOPMENT COMMISSION,
AMENDING CORVALLIS CODE CHAPTER 1.16 "BOARDS AND COMMISSIONS," AS
AMENDED**

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 1.16.337 is hereby added as follows:

Section 1.16.337 Economic Development Commission

- 1) An Economic Development Commission is hereby created for the City.
- 2) The Commission shall consist of nine (9) voting members appointed by the Mayor. Appointments to the Commission should reflect expertise and experience in business, technology, strategic planning and public policy development.
- 3) Membership will be selected from the following areas, recognizing that members may represent multiple interests:
 - a) Emerging technology;
 - b) Manufacturing;
 - c) Financial Services
 - d) Professional Services
 - e) General Business;
 - f) Higher Education
 - g) Health Care;
 - h) Agribusiness
 - i) Retail
 - j) Real Estate and Construction
 - k) Green/Sustainable Business
 - l) Community-at-large
- 4) In addition, The Mayor shall appoint a City Councilor to serve as a non-voting liaison to the Commission.
- 5) The Commission shall advise the Council in all matters pertaining to Economic Development, ensuring that Economic Development is a civic priority. Such matters shall include, but not be limited to, the following:
 - a) Recommend general policies, strategies and programs regarding economic development for approval to the City Council.
 - b) Develop a strategic plan to implement the Council's Economic Development Policy.
 - c) Collaborate with other governmental agencies, non-profit, and for-profit organizations in the advancement of economic development programs and projects.
 - d) Recommend funding strategies to support an ongoing Economic Development Program.

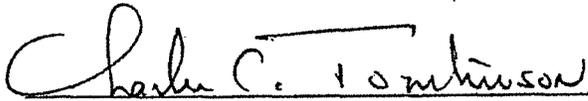
- e) Recommend funding strategies to support economic development projects.
- 6) The functions of the Commission may be accomplished using subcommittees, task forces, or stakeholder committees.
- 7) Initial appointment. Commissioners shall serve the following terms: one year for 3 members, two years for 3 members, and three years for 3 members.

(Ord. 2010 - **, 12/6/2010)

PASSED by the City Council this 6th day of December, 2010.

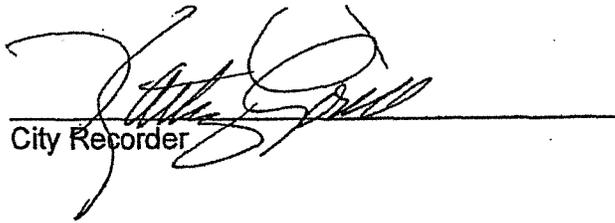
APPROVED by the Mayor this 6th day of December, 2010.

EFFECTIVE this 16th day of December, 2010.



Mayor

ATTEST:


City Recorder

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 6 - COMMUNITY DEVELOPMENT

CP 96-6.03 ECONOMIC DEVELOPMENT POLICIES

Adopted July 19, 1989

Amended June 4, 1990

Affirmed October 7, 1991

Revised April 17, 1995

Revised December 16, 1996

Reviewed November 5, 2001

Revised November 18, 2002

Revised May 5, 2003 (funding section only)

Revised December 17, 2007

Revised December 15, 2008

Revised December 21, 2009

Revised December 6, 2010

6.03.010 Purpose

To establish comprehensive policies directing the Economic Development function of the City of Corvallis and to support the creation of long-term Economic Development strategies for the Corvallis community.

6.03.020 Mission

To preserve and enhance community livability, and thus improve the quality of citizens' lives, through active City participation in Economic Development actions which address: economic stability; moderate economic growth; and economic, social and environmental sustainability.

6.03.030 Goals

Success in achieving focused goals concerning the creation of new economic activity will enhance the economic vitality of the local community. The council should provide prioritized support to activities and programs which:

Council Policy 96-06.03

- a. Provide for a diverse local economy through programs which start, develop, retain and expand enterprises which will, in turn, increase the supply of family wage jobs, and expand the property tax base;
- b. Attract private and public capital investment to create, enhance and maintain local infrastructure;
- c. Provide facilities, services and programs that attract visitors to the Corvallis community.

Note: The Economic Development Commission may identify other goals to recommend to the City Council for inclusion in the policy.

6.03.040 Definitions

The following definitions are supplied here to provide a common basis of understanding when discussing Economic Development policy.

- a. Economic Development. The addition of economic activity; new activity may replace what has been lost;
- b. Goal. A statement of intention expressing community values intended to provide a guide for action by the community;
- c. Policy. A decision making guideline for actions to be taken in achieving goals and the community's vision;
- d. Infrastructure. Structures that support an economy such as roads, water, sewers, buildings, power grids and telecommunications;
- e. Visitor. A person who visits for reasons of friendship, business, duty, travel or the like;
- f. Economic Sustainability. A dynamic concerning specification of a set of actions to be taken by present persons that will not diminish the prospects of future persons to enjoy levels of consumption, wealth, utility, or welfare comparable to those enjoyed by present persons;
- g. Economic stability. A preferable state owing to an absence of excessive fluctuations in the local economy as measured against state and national benchmarks;

Council Policy 96-06.03

- h. Economic Indicators. A set of measured statistics about the economy allowing analysis of economic performance and predictions of future performance;
- i. Baselines. Beginning points of reference used as a basis of comparison for subsequent measurements of economic data;
- j. Benchmarking. The process used by organizations to evaluate various aspects of their processes in relation to best practices within their own sector.
- k. Plan. An officially adopted document used to focus long range planning efforts.
- l. Family Wage Job. A job paying a wage sufficient to support a family in Benton County.

6.03.050 Policy

The following policies are intended to assist and direct the City Council in making decisions designed to fulfill both mission and goals as stated in CP 96-6.03.20 and 96-6.03.30.

6.03.051 City Council Leadership

The City Council in its leadership position, sets an example by adopting an active role in furthering Economic Development and by attempting to make resources available to enhance this effort.

6.03.052 Infrastructure

The City shall plan for and invest in public infrastructure that serves the needs of current and prospective employers.

6.03.053 Land Resources

The City shall designate sufficient amounts and appropriate locations of commercial and industrial land through the land use planning process.

6.03.054 Public Partners

The City shall maximize the effectiveness of Economic Development resources through partnerships with local and regional government

Council Policy 96-06.03

agencies, and not-for-profit groups. The City shall also seek cooperation with local educational institutions in areas such as technology transfers.

6.03.055 Economic Development Commission

An Economic Development Commission shall be appointed and shall advise the City Council on all matters pertaining to Economic Development.

6.03.056 Measurement

The City shall develop and refine methods using benchmarks, baselines, and measurable indicators by which the success of the Economic Development program in achieving community economic goals will be measured and reported.

6.03.057 Regulatory System

The City shall consider the impact on existing and prospective businesses, and citizens of Corvallis in developing and implementing policies, regulations and programs, such as fees, land use standards and environmental requirements. The City shall take an active role in monitoring and evaluating the impacts of federal and state requirements on local business, and take action as appropriate.

6.03.058 Economic Development Services

The City shall support activities that enhance the Economic Development mission and goals. Examples of such activities include:

- a. Increasing the proportion of spending in the local community by residents and visitors;
- b. Strengthening the role of Downtown Corvallis as the vital economic, social and cultural heart of the community;
- c. Providing facilities and services that support business start-ups;
- d. Providing local companies with business critical information that will assist in achieving success;
- e. Recruiting companies from outside the local area within targeted industry sectors;

Council Policy 96-06.03

- f. Providing technical and financial assistance to support the retention and expansion of existing businesses;

6.03.059 **Incentives**

The City may use incentives to achieve Economic Development goals.

6.03.060 **Sustainability**

The City recognizes that sustainability includes environmental, social and economic factors and acknowledges that economic strength is required to finance the community's social and environmental programs. This policy directly addresses economic sustainability.

6.03.061 **Funding Policy**

The City of Corvallis shall continue to invest in Council-identified strategic initiatives which produce measurable, strategic outcomes

6.03.070 **Supporting Documents**

The Corvallis community has developed guidance documents providing direction for Economic Development as noted below. These documents are cited herein to provide guidance on the intent of Council as regards Economic Development.

- a. Corvallis Vision 2020
- b. Corvallis Comprehensive Plan
- c. Prosperity That Fits Plan

6.03.080 **Review and Update**

These policies shall be reviewed every two years upon adoption or sooner, by Council request, in the event of significant change in the general economic well being of the community. Goals and policies may be amended or suspended by the City Council at any time after following existing procedural rules for public notice and participation.

The Corvallis Economic Development Strategy – 2012

I. Executive Summary

The Corvallis area economy is at a crossroads. Although unemployment is low compared to the rest of Oregon, job creation has slowed overall and declined dramatically in the manufacturing sector which pays higher wages and adds most significantly to the property tax base on which city and county finances depend. Without a healthy economy, the City will be hard pressed to support the public services and amenities that citizens desire. Recent city surveys show low citizen satisfaction with economic development efforts. We thus have the need, and the opportunity, to foster a well-defined economic renaissance in a manner that honors our community's character and values.

Responding to the economic situation, the City of Corvallis in 2010 undertook a review of the Council Policy related to economic development and formed the Economic Development Commission (EDC), which acts as an advisory body to the City Council on all matters related to economic development.

After studying the local situation, and surveying peer Oregon cities and other university towns across the U.S., the EDC identified these key findings:

- The local economy is experiencing slow job growth overall, lack of diversity especially in the private sector, and a major decline in manufacturing employment.
- This economic underperformance has resulted in higher unemployment, less disposable income, and a stagnant tax base which impacts the ability to fund public education and local government services needed to fulfill Vision 2020.
- Corvallis and Benton County have the potential to be a center for innovation- and technology-based businesses, especially considering the community's current business assets and the presence of Oregon State University, one of the nation's top research universities, and one whose education and research portfolios are an outstanding match with state and local economic development needs.
- The greatest opportunities for family-wage job creation are associated with innovative startup companies and growth of local "gazelle" companies.

The EDC recommends acting on these three principles:

- A focused economic development program, adequately funded and supported by local government, is a key mechanism needed to take advantage of these opportunities.
- A package of tools such as financing assistance, land and building resources, an efficient and predictable development review process and business information resources must be available.
- Emphasis should be placed on building strong relationships among the City, the County, OSU, and the local business community.

Economic outcomes will be the net of growth and decline, starts and failures, and comings and goings. Even staying flat in terms of employment and per capita income will require investment and effort.

The Economic Development Commission intends that the goals and action items presented in this strategy document represent the start of a more urgent and closely managed approach to local economic development. Long-term success will be linked to an ongoing commitment, the ability to adjust to changing conditions, and the ability to respond to future opportunities.

This document includes an introduction placing this strategy in the context of other economic development work, a review of the current economic situation in Corvallis, the identification three major goal areas, an initial look at metrics for success in achieving these goals, and several recommended major actions (big ideas) and other activities (smaller steps).

II. Introduction

In 2010, the City of Corvallis reviewed the Council Economic Development Policy and formed the Economic Development Commission (EDC), which acts as an advisory body to the City Council on all matters related to economic development. A subsequent municipal ordinance formally established the EDC and assigned responsibilities including developing a strategic economic development plan. While the Commission's primary responsibility is the City of Corvallis, it is recognized that the local economy extends beyond the City limits and includes Benton County as a whole (and proximate areas outside of Benton County). In fact, the Corvallis Metropolitan Statistical Area (MSA) for which Census and other data sources report, is

considered to include all of Benton County. Further, a Benton County Commissioner serves as a member of the Corvallis Economic Development Commission.

In addition to the revised Council Economic Development Policy, the EDC considered several sources of information in guiding the development of this document. This includes the Vision 2020, Corvallis Comprehensive Plan, the *Prosperity That Fits* plan, and results of the 2010 Corvallis Citizen Survey. Common themes include economic diversity, creation of family wage jobs, and pursuit of opportunities associated with emerging technologies especially related to Oregon State University.

The *Prosperity That Fits* plan was completed in 2006 with the involvement and support of a large and diverse set of community organizations and engagement of many community members. *The Corvallis Economic Development Strategy*, as recommended by the EDC, is founded upon and consistent with *Prosperity That Fits*, but builds on that plan by identifying a focused set of goals and actions with associated metrics to promote the economic health of the Corvallis community.

III. Corvallis Economic Landscape - At a Crossroads

The future Corvallis can be a first-tier innovation center and an excellent location for science- and technology-based businesses with global reach. The City can maintain a compact size and character while being home to a top research university. Oregon State University is likely to be increasingly known for its ability to foster useful technologies and bring them to life, by transferring them to successful new private ventures. The area can have a vibrant mix of age groups and continue to enjoy unusual cultural diversity for a small metropolitan area. The Hewlett-Packard campus, Sunset Research Park, and other industrial sites can be full of R&D-intensive companies, and the Airport Industrial Park can be home to several companies with significant manufacturing operations. High average wages could allow more people who work in Corvallis to live here as well. Neighborhoods can be livable and downtown can be a lively center for retail businesses, professional offices, entertainment and restaurants, maintaining Corvallis's status as one of the most desirable locations in the country.

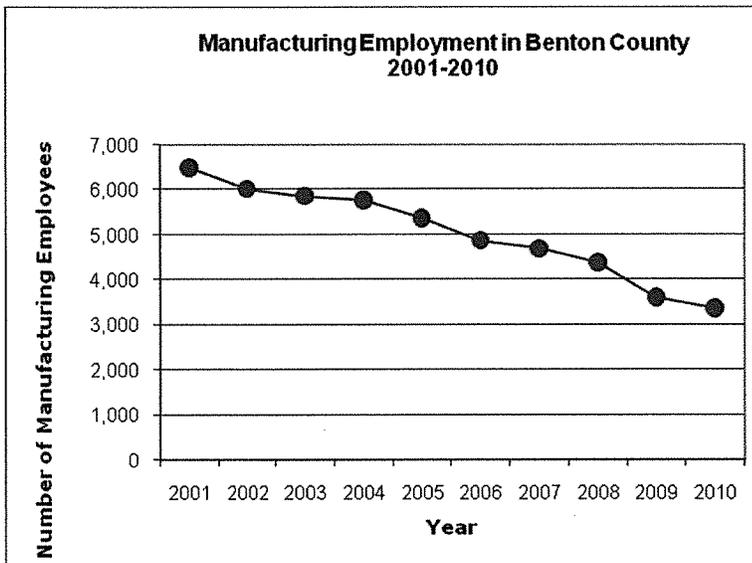


Figure 1: Manufacturing Employment in Benton County 2001-2010. Source: Oregon Employment Department

However, at the present, the Corvallis area economy and the resultant governmental revenue are at a critical juncture considering slow overall job growth, steep manufacturing job loss, and continuing low economic diversity. In sharp contrast to the 1980s and 1990s, Corvallis and Benton County are now job creation underperformers. Of the 179 smallest metropolitan areas in the country, Corvallis ranked (Milken Institute Best Performing Cities

Report) 90th in job growth and 113th in wage growth between 2005-2010. Job creation has improved to just above the national average most recently. This is largely due to OSU hiring, a trend that is not expected to continue for more than a few years. Most importantly, Corvallis has not been performing to its potential as “the most innovative city in America”, as reflected in our performance relative to peer cities, and particularly in our high-tech GDP growth (see Appendix chart).

	2002	2010	% change 2002-2010
Total nonfarm employment	37,200	37,370	0.46%
Total private	25,160	24,720	-1.75%
Mining, logging, and construction	1,160	1,150	-0.86%
Manufacturing	6,010	3,350	-44.26%
Durable goods	5,620	3,040	-45.91%
Trade, transportation, and utilities	4,040	4,280	5.94%
Information	950	840	-11.58%
Financial activities	1,380	1,350	-2.17%
Professional and business services	2,720	3,590	31.99%
Educational and health services	4,680	5,610	19.87%
Health care and social assistance	4,390	5,200	18.45%
Leisure and hospitality	3,060	3,370	10.13%
Other services	1,160	1,160	0.00%
Government	12,030	12,650	5.15%
Federal government	710	590	-16.90%
State government	8,450	9,120	7.93%
State education	8,040	8,710	8.33%
Local government	2,880	2,940	2.08%
Local education	1,590	1,570	-1.26%

Table 1: Total nonfarm employment by sector. Source: Oregon Employment Department.

It is no surprise that this weak performance is now taking a severe toll on both city and county budgets. The Corvallis unemployment rate is high by historical standards but still among the lowest in the state of Oregon (still one of the worst

states). Unemployment rates only tell part of the story, however. A significant portion of Corvallis’s labor market is found in Linn County, which has a much higher unemployment rate, typically 3-5.5 percent higher than Benton County over the past twenty (20) years.

Most of Corvallis’s recent population growth is among non-employed residents, such as OSU students and retirees. Hewlett-Packard Company employment, which peaked around 7,000 ten years ago is now about 2,200, approximately the same level as in the early 1980s.

Manufacturing employment in 2010 in Benton County is nearly 50 percent lower than it was in 2001 (**Figure 1**). Total employment is roughly flat over the same period, but the pronounced shift from manufacturing and traded sector company employment to education and healthcare services employment is cause for concern (**Table 1**). Healthcare, which is mostly non-traded sector (and frequently non-profit), is currently expected to be the fastest growing employment segment. It would be nice if we could simply say “jobs are jobs” and that stability at our current level of comfort is what most Corvallis citizens want, but these shifts have some serious downsides:

- Wage levels in the growing sectors tend to be lower (**Table 2**) than in manufacturing or in industries that sell their goods or services outside the area (the “traded sector”).

Industry	Employment	Payroll	Average Pay
Manufacturing	163,239	\$9,371,719,368	\$57,411
Professional & Business Services	180,948	\$8,740,168,035	\$48,302
Education & Health Services	221,829	\$9,362,880,231	\$42,208
Health & Social Assistance	195,524	\$8,546,125,818	\$43,709

Source: Oregon Employment Department.

Table 2: Average Pay statewide in selected employment sectors

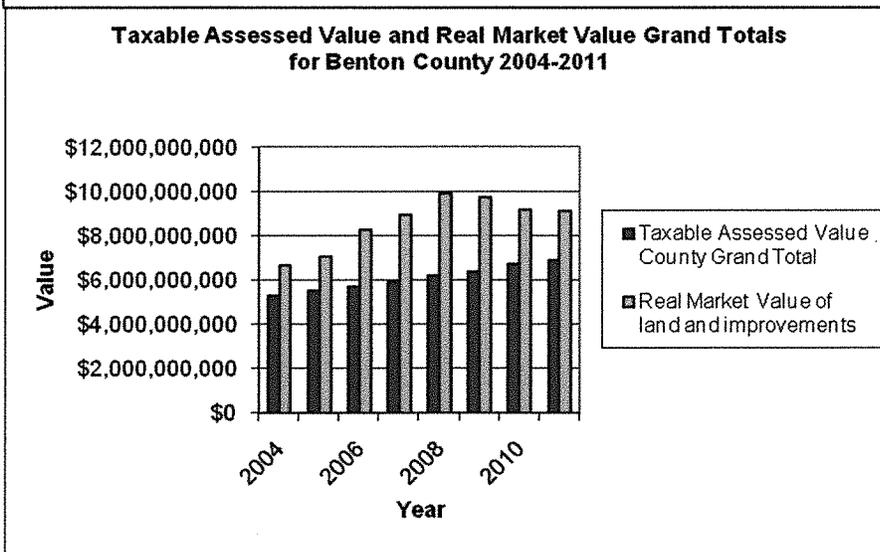


Figure 2: Taxable Assessed Value and Real Market Value Grand Totals for Benton County 2004-2011. (Benton County Assessor’s Office)

- The availability of less disposable income puts pressure on the retail sector, resulting in business closings and empty storefronts.
- Education, government and not-for-profit healthcare providers do not pay property taxes, and indeed, the Benton County property tax base has not kept up with desired public expenditure levels (**Figure 2: Taxable Assessed Value and Real Market Value Grand Totals for Benton County 2004-2011. Figure 3**). Retirees and students do not tend to have children attending Corvallis schools, resulting in declining student enrollment (**Figure 4**) and constrained public school budgets.

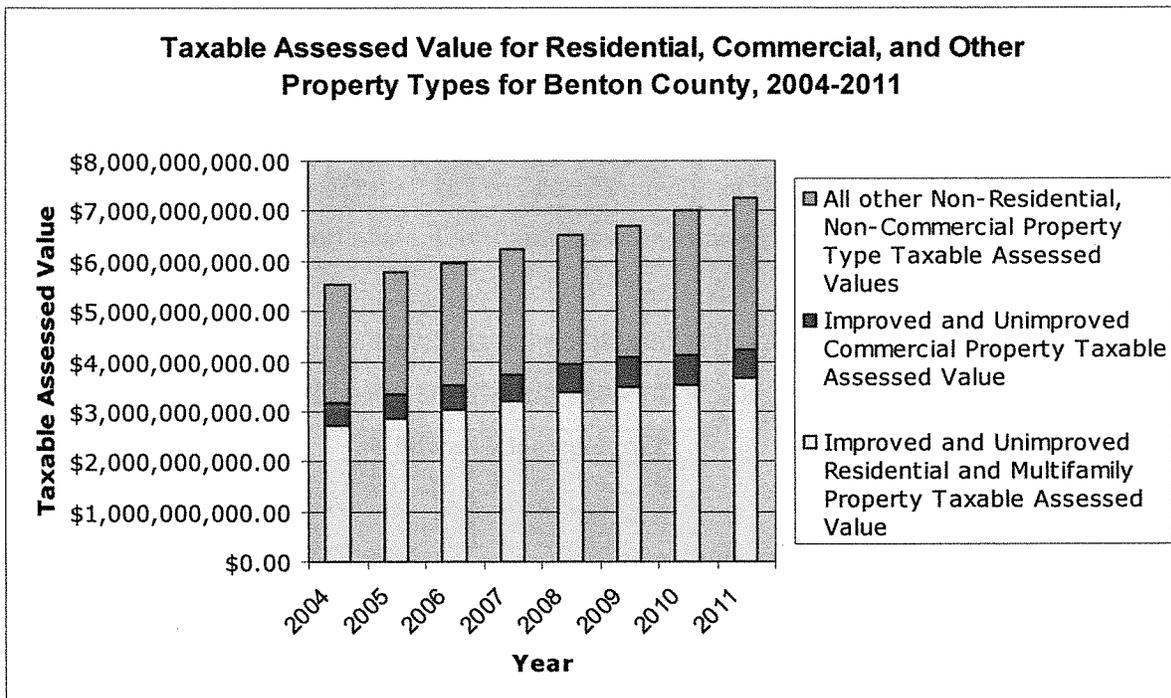


Figure 3: Taxable commercial property value has declined significantly since the major HP investments (c. 1977-1991, and is now stagnant at a very low level.

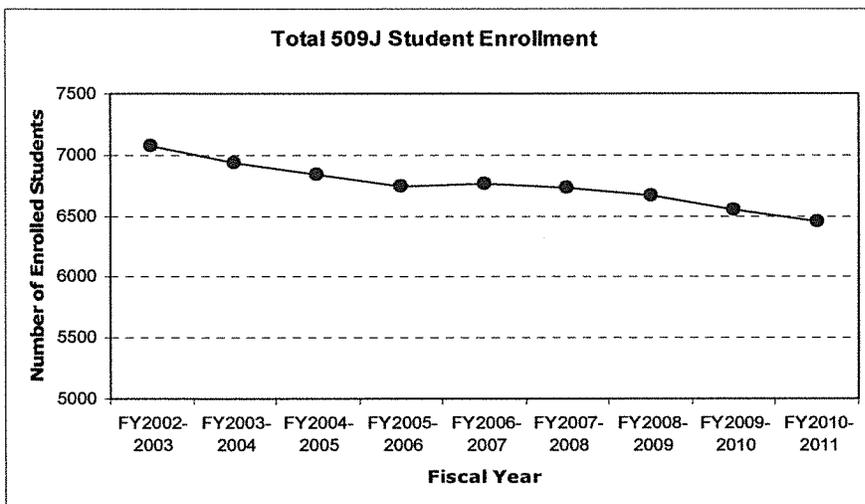


Figure 4: Total 509J Student Enrollment 2002-2010. Source: 509J By the Numbers: A Summary Report to the School Board and a Guide for Our Community. Corvallis School District.

Notwithstanding the above, the recent success and growth of Oregon State University and Samaritan Health Systems have contributed significantly to Corvallis and have come at a good time. This growth may well continue, but it does not contribute to diversity in private sector employment and is not without its own set of market sector risks. Federal and state payments for healthcare could grow with demand or budget pressures may bring this trajectory down. The belief that a undergraduate college degree is a gateway to a highly paid job may weaken as a result of global economic shifts.

Finally, it is important to consider Corvallis's characteristics: We are a highly educated college town, perceived to be a geographically isolated, and severely lacking in business cluster strength and intensity. Thus we must have realistic economic development expectations. We will probably not recruit another major industrial manufacturing site; however, innovation-based OSU spinouts and other startups that remain and grow in the Corvallis MSA are our best major opportunity. This is familiar ground, and the plan described in the rest of this document has carefully taken this into account.

The Corvallis Economic Development Commission has based its recommended economic development action strategy on these conclusions:

- Corvallis DOES need an effective economic development strategy and program emphasizing high-wage traded sector employment and property tax base growth.
 - This strategy must not attempt to be all-things-to-all-people but rather make focused choices and be driven by rigorous, achievable, and measurable goals that are consistent with community values.
 - The program must be fiscally responsible and scalable to accommodate potentially high returns on the investment. At the same time, it must be stressed that Corvallis economic development is a public good and responsibility. It is not something we can expect to be funded primarily by the business community.

- Corvallis's main opportunities lie in the area of innovative startups (especially out of OSU) and organic growth in local 'gazelle' companies.

- There are significant ways these opportunities can be enhanced by taking advantage of Corvallis excellent economic and business assets, chiefly OSU, HP, Samaritan Health Services, and CH2M HILL as well as the highly educated Corvallis citizenry.

III. Goals

1. **INNOVATION/STARTUPS** – Provide a local business environment that supports a successful, diverse traded-sector entrepreneurial community.
METRIC: for each year, 5-10 new seed stage (startup) companies, 3-5 A-round (emerging) companies raising approximately \$10M/yr, 1-3 B-round (growth) companies raising approximately \$20M/yr.
2. **ORGANIC GROWTH** – Identify opportunities and support the retention and growth of companies that are currently located in Benton County.
 - a. Seek out the most promising Stage 2 companies in Benton County as determined by local employment growth and capital investment and provide services that will support these companies' continuing local presence and enhance revenue and employment growth opportunities.
METRIC: Corvallis "Top 20" employment and payroll.
 - b. Develop a major account manager program that will proactively address the needs and growth opportunities of the largest Benton County employers.
METRIC: Major Account Managers assigned and frequency of contact/reporting
3. **LEVERAGE LOCAL ASSETS**—Develop a program that will focus on increased tenancy in existing vacant buildings and Enterprise Zone locations by business and industry types that are consistent with the *Prosperity That Fits Plan*
METRIC: Tenants identified, permitted, moved in, and employing local citizens.
(Benchmark evidence to show Corvallis has best-in-class site readiness and business expansion support processes.)

Additional metrics will be developed in order to evaluate performance in addressing the above goals. The connectivity among a variety of factors that contribute to the performance of the local economy is acknowledged. Therefore, overall economic health indicators such as private sector employment, wage levels and property tax growth shall be identified and tracked.

IV. Big Ideas

1. Provide critical financial assistance to growing businesses through tools such as (a) Urban Renewal Districts and (b) a local economic development loan program. Supports goals 1, 2a, and 3 (if URD covers one or more EZ locations).
2. Leverage the OSU-Corvallis relationship and Memorandum of Understanding to provide unprecedented advantages to Corvallis-based startups, including research infrastructure access, incubator/accelerator resources, HR and purchasing infrastructure, and innovative community networking. Supports goals 1 and 2a.
3. Support business growth by providing properly zoned and serviced land and maintaining a timely and predictable development review process. Verify via benchmarking that Corvallis is best-in-class regarding comparable university towns across the U.S. Supports goals 2a, 2b, 3.
 - a. In particular, pursue opportunities to develop a research park for science-intensive companies, ideally ones that have strong synergy with OSU research strengths. Consider public investment opportunities for such a park, ranging from public ownership to infrastructure development and business financing tools.
 - b. An opportunistic, but nevertheless valuable, strategy is to recruit new tenants for vacant space in Enterprise Zone areas (HP campus, Sunset Research Park, Airport Industrial Park) as well as to invest in additional land and building resources designed to meet the needs of scientific- and technology-oriented business and industry.
4. Recognize that economic development must be a core/organic local government service as opposed to an entirely outsourced effort. Accordingly, create and staff a permanent city/county Economic Development Office, reporting to the city manager, to implement the above actions, manage business outreach and assistance; coordinate business lead responses and community and business asset promotion; and propose and implement new efforts to ensure Corvallis's competitiveness for business investment. Supports ALL goals.

V. Smaller Steps

1. Develop a best-in-class information gateway portal that will provide resources to support business development with information about demographics and economics, technical and financial assistance programs, available land and building resources (Goals 1, 2a, 2b, and 3).
2. Support programs sponsored by local and regional partners to facilitate innovation, entrepreneurship, and business investment. Examples include the Willamette Angel Conference and Willamette Innovators Network (Goals 1 and 2a).
3. Build a strong relationship with the local business community through the account manager concept, and an ongoing Business Visitation program involving government and community leaders (Goals 2a and 2b).
4. Ensure that City has an effective and productive relationship with Business Oregon, the State's economic development agency, for access and response to business development leads (Goal 3).
5. Pursue outside resources to fund expanded business development programs in Benton County (Goals 1, 2a, 2b and 3).
6. Provide a business-oriented welcoming program for key recruits of local employers (Goals 2a, 2b, and 3).

Appendix: Selected economic performance statistics comparing Corvallis and selected peer university cities (that are also small MSAs) around the U.S.

City	5-yr Job Growth (2005-2010)	1-yr Job Growth (2009-2010)	5-yr Wages & Salaries Growth (2004-2009)	1-yr Wages & Salaries Growth (2008-2009)	Job Growth (Jun 10-Jun 11)	5-yr Relative High Tech GDP Growth (2005-2010)	1-yr Relative High Tech GDP Growth (2009-2010)
Ames, IA MSA	104.25	100.35	104.99	104.43	-1.71%	74.48	100.08
Champaign/Urbana, IL MSA	100.47	99.52	101.65	104.26	-3.75%	101.77	95.89
College Station-Bryan, TX MSA	113.28	101.69	115.97	106.50	3.19%	95.09	96.74
Corvallis, OR MSA	101.09	101.04	98.64	101.52	3.49%	89.58	93.42
Davis, CA (Sacramento-Arden-Arcade-Roseville, CA MSA)	94.47	97.90	100.48	100.73	-0.35%	101.68	99.02
Fort Collins-Loveland, CO MSA	104.93	101.01	102.65	102.21	3.14%	101.26	99.01
Ithaca, NY MSA	107.61	101.77	102.85	104.09	2.01%	95.01	102.21
Lafayette, IN MSA	101.87	99.75	98.28	101.81	1.32%	82.63	92.85
Lansing-East Lansing, MI MSA	98.00	101.55	92.51	99.40	1.48%	80.03	95.43
San Luis Obispo-Paso Robles, CA MSA	97.64	99.25	101.67	101.65	0.73%	101.22	100.59
State College, PA MSA	105.87	101.51	105.50	104.66	-0.13%	109.95	100.52

Note: A score of 100.00 is the national average.

Source: 2011 Best-Performing Cities - 200 Largest Metros. Milken Institute.

<http://bestcities.milkeninstitute.org/bestcities2011.taf?rankyear=2011> (Accessed Dec. 29, 2011)

A Valentine's To Remember With

Satin

Love

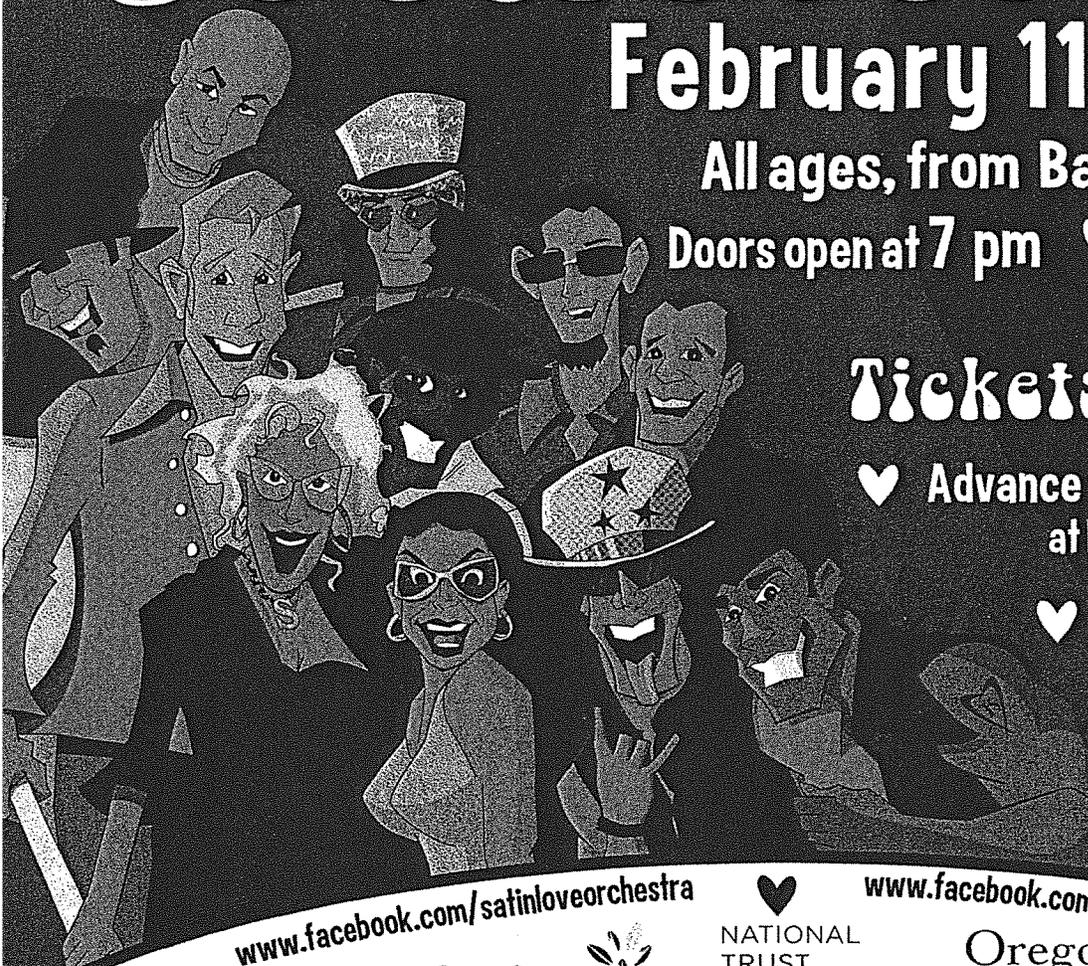
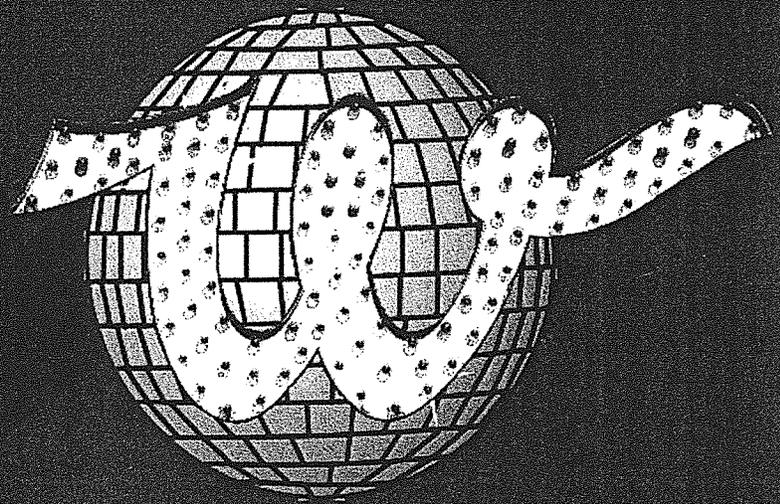
Orchestra

At Historic Whiteside Theatre

February 11th 2012

All ages, from Babies To Eighties

Doors open at 7 pm ♥ Show starts at 8 pm



Tickets:

♥ Advance tickets & members...\$16
at Brownpapertickets.com

♥ At Box Office...\$20
kids 10 & under...free

Beer & Wine for 21+

www.facebook.com/satinloveorchestra



www.facebook.com/whitesidetheatre



ATTACHMENT B
Page 59-v

MEMORANDUM

January 13, 2012

TO: Mayor and City Council

FROM: Mary Steckel, Interim Public Works Director

SUBJECT: US20/OR34 Corridor Plan

The Oregon Department of Transportation (ODOT) will soon begin work on a corridor plan for US20/OR34 between Newton Creek in Philomath and SW 35th Street in Corvallis. ODOT has contracted with DKS Associates to manage this process. The first step will be to develop a public involvement strategy. Towards that end, stakeholders identified with input from City, County, and MPO staff will be interviewed in January. During the months of February and March, the consultant team will provide presentations to the County Board of Commissioners, Corvallis and Philomath City Councils and the Corvallis Area Metropolitan Planning Organization to obtain feedback on a proposed outreach strategy.

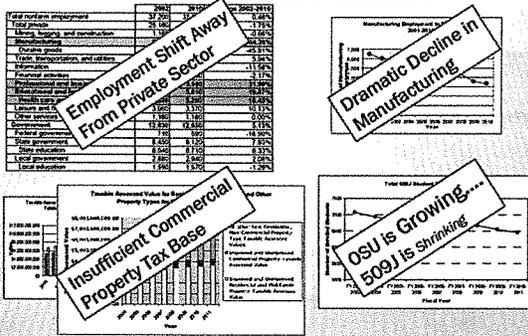
No funding is available to construct any highway improvements at this time. However, the completed plan will provide a framework for future community and economic development in the corridor that is compatible with corridor transportation needs.

X:\Divisions\Engineering\Capital Planning&Projects\Misc. Support Work\OR20-34 Segment Facility Plan\CC memo.wpd



Corvallis Economic Development Commission
PRESENTATION TO CITY COUNCIL
 JANUARY 17, 2012

CORVALLIS, OR (MSA) INDICATORS



CONCLUSIONS & SOLUTION PRINCIPLES

Corvallis may be the most innovative city in America, but it is not performing accordingly

- ◆ Slow job creation, disappearance of manufacturing
- ◆ Persistent high unemployment in Benton-Linn labor shed
- ◆ City and county services at risk due to insufficient commercial tax base additions

Path forward: actively nurture innovative small & medium sized firms, especially OSU research spinouts

- + OSU research and commercialization are growing nicely - and likely to keep attracting research grants and early stage company funding
- + To *retain* growing businesses, there must be adequate land/space, timely & predictable permitting, and financing assistance
- + *It's time*: for city ownership and leadership of the strategy, carried out by an appropriately and adequately funded economic development office

GOALS AND METRICS

- × **Overarching metrics:** *MSA employment, average wages, commercial tax base additions, 509J enrollment*
- × **GOAL 1:** Innovation and startup success
 - *Metric: seed, A, and B-stage capital raised*
- × **GOAL 2a:** Growth of "gazelle" firms
 - *Metric: "Top 20" employment and payroll*
- × **GOAL 2b:** Address major employer needs, opportunities
 - *Metric: Account manager assigned, visit/reporting frequency*
- × **GOAL 3:** Leverage local assets to fill EZ vacancies
 - *Metric: tenants identified, permitted, moved in, and hiring*

REQUIRED ACTIONS: 4 BIG IDEAS

- I. Provide financing assistance to growing business via an Urban Renewal District and a local economic development loan fund
- II. Leverage the OSU relationship to provide unprecedented advantages to Corvallis startup companies
- III. Make land availability and permitting process advantages
 - > Benchmark peer cities to prove we are best-in-class
 - > Develop a business park oriented to R&D and advanced manufacturing
- IV. Embrace economic development as a core city service/function
 - > Fund and staff an economic development office to implement this strategy, reporting to the city manager

DESIRED ACTIONS: 6 SMALLER STEPS

1. Put up best-in-class information and marketing portal
2. Sponsor local innovation efforts, e.g. WAC, WIN
3. Strengthen city relationship to business community via account manager program
4. Nurture positive relationship with Business Oregon (OBDD) for lead awareness and development
5. Pursue public and private economic development funding opportunities
6. Provide a welcome function for key recruits of local employers



[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

Mike Beilstein on Economic Development

- To: ward3 <ward3@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>
- Subject: Mike Beilstein on Economic Development
- From: ward5@xxxxxxxxxxxxxxxxxxxxxxxxxxxx
- Date: Mon, 16 Jan 2012 22:42:45 -0800 (PST)
- Cc: Biff Traber <ward8@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, cc <ward3-Web-Archive@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, Dan Brown <ward4@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, Hal Brauner <ward9@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, Jeanne Raymond <ward7@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, Joel Hirsch <ward6@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, Julie Manning <mayor@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, "Mark O'Brien" <ward1@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, roen hogg <ward2@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>, "Jim' 'Patterson" <Jim.Patterson@xxxxxxxxxxxxxxxxxxxx>, elizabeth french <elizabeth.french@xxxxxxxx>

Hello -

Sorry to provide this so late, but it's a busy time.

The attachment is a printable copy, but you can read it as text in the message below. This is my vision of appropriate economic development activity for City government. I think it is relevant to the proposed Economic Development Strategy we will discuss tomorrow, but it is not a response to that document.

See you tomorrow.

Mike Beilstein

Economic Development for Local Government
an essay by Mike Beilstein, Corvallis City Councilor, Ward 5
January 16, 2012

What is economic development and what interest does municipal government have in it?

Economy is production, distribution and utilization of "goods" necessary or desirable for a society. Most basically it is the physical system of ecosystem maintenance and reproduction.

Economic development is the change or evolution of economic systems. Economies evolve, whether or not there are conscious forces directing an economy in a particular direction. The results of conscious interventions in the "economy" are not entirely predictable, and may be counterintuitive.

Municipal government's role in the economy include 1) geographic location of activities (zoning), 2) property rights enforcement (law enforcement), 3) transportation (road construction and maintenance, parking regulation, traffic laws, transit, bicycle and pedestrian facilities), 4) water production and management (tap water, sewage, storm water), 5) information management/communication (library, city publications, web site), 6) public safety (fire protection, police, dispatch), 7) entertainment/recreation (parks, library, natural areas, festivals, Majestic Theater), 8) housing (CDBG/HOMES funds, rental housing ordinance, code enforcement), 9) waste management (Allied Waste franchise, sewage treatment), etc ...

The total economy is clearly bigger than the economic activities of local government. Based on number of employees, Corvallis City government might be 2 % of the local economy (400 out of 20,000 workers). However some economic activities of local government (for example property rights enforcement) are absolutely essential for most other economic activities.

The object of "economic development" for government entities (municipal governments) should be to enhance the life of the community - including health, safety, pleasure and opportunities for diverse creative activity. Maintaining "municipal" economic activities at a high quality of service is the main contribution a city can make to desirable economic development.

What about "unemployment?" Corvallis does not have an unemployment problem. Whatever a community needs to do to reduce "unemployment," Corvallis/Benton County is doing a better job than any other county in Oregon. We have the lowest unemployment rate in the state.

Recruitment of new employers to a region to reduce unemployment generally has the exact opposite effect. The most attractive aspect of any community is employment opportunity. The availability of new jobs attracts new residents. The immigration of new residents outpaces the creation of new jobs. The net result is increased unemployment. The attractiveness of employment varies with the desperation of workers. The current level of desperation is high. New employment opportunity at this time would be especially effective in drawing immigrants.

Corvallis clearly has an over-employment problem. The daily in and out flow of commuters to Corvallis is in excess of 10,000. We are attracting far more workers to our community than we can house. The low availability and high cost of housing is further evidence of over-employment.

Corvallis City government should not intervene in the local economy to increase total local employment.

What about housing? Housing is clearly an "economic development" area that city government is involved in. City intervention should be in the direction of increasing availability and reducing demand. There is justification for the City to engage in housing development as a form of economic development. The City could partner with real estate developers, such as WNHS, on projects to add several thousand units of housing. Private for-profit developers are not interested in small modest homes because they need to maximize profit. Therefore new family homes are built as real estate investment (2000+ square feet, at prices of \$300,000+), rather than as functional homes. There is no construction of new 3 bedroom 1000 square foot houses, which would be appropriate starter homes for young families. The city could sell bonds to finance construction and pay off the bonds with mortgage payments from home buyers. Incentives for smaller homes could be introduced into the land use codes.

Availability of new affordable housing would relieve the commuter overload, reduce fuel consumption and build a stronger sense of community by having more Corvallis workers live in Corvallis.

What is the ideal population for Corvallis? Governor Kitzhaber has stated an aspiration for an educated population in which 40 % of Oregonians achieve 4 years' of higher education. If the required increased student population were distributed evenly through the current system the appropriate size of Oregon State University would be 35,000 students. If we accept that goal, Corvallis and OSU need to plan for an increase of about 15,000 student beds (5000 current deficit plus 10,000 new). The high rate of commuting to Corvallis is driven by lack of affordable housing. Approximately 10,000 units of affordable housing are needed to relieve the current commuter counts. To achieve the goals of housing an increased student population and reducing commuting, the population of Corvallis would be from 75 to 80,000.

What about improving income levels of residents? Raising income levels contributes to state finances through income tax. However, local government does not realize income to pay for local services when income of residents increases. Assuming there is a connection between quality of life and income, the City has an interest in raising local residents' incomes. Studies of life satisfaction indicate that rising income contributes to life quality only at lower levels of income. If Corvallis residents were generally impoverished, it would be a useful municipal intervention to increase income levels.

Benton County median household income is \$47,931 (Oregon median \$48,325). Eighteen percent of Benton County residents are below the poverty level (Oregon average 14.3 %). So Corvallis/Benton County does not have an income problem. We do have an inequality problem. This problem would be intensified by addition of new high wage jobs to the community. The addition of new high wage earners to the community creates demand for more low-wage service workers - grocery store clerks, restaurant servers, home cleaners, yard services etc. At

the same time it increases competition for necessary life inputs such as housing and recreation.

City government can increase the effective income of the excessively poor through providing services such as fareless transit and subsidized recreational opportunities that benefit the entire community, but have a disproportionate benefit for those with fewer resources. Participation in development of low income housing through WNHS and Habitat for Humanity also reduces the burden of poverty. The City social services allocation reduces harm by assisting in emergencies and transitions.

The most effective City action to reduce poverty would be a local minimum wage which was truly a "living wage." A high local minimum wage would benefit the community by convincing some employers to relocate and relieve the over-employment problem.

What about increasing property values to increase tax revenue? Increases in residential property values are not reflected in tax revenues. If they were, the City would be collecting about \$10 million more in property taxes each year and we could provide services equivalent to what we had in 2000, instead of the degraded services we can now afford. With the statewide limitations on property taxes (Measures 5 and 50), growth of residential property values to support local services is a losing game. More residences means more demand for services and fixed costs to the community that are never recovered though SDCs or increased property tax.

There is a common belief that new commercial or industrial property pays adequate taxes to support required municipal services. This is mistaken because the new commercial/industrial property on the tax rolls will bring with it employees that need places to live and city services. New commercial/industrial investment in the community creates the same fiscal problems as residential growth. The magnitude of the problem illustrates how unrealistic the "commercial development" economic model is. To create \$1 million of new city/county tax revenue requires an investment of \$100 million on the tax rolls. It is impossible to imagine a commercial investment of this size that would not adversely alter the local work and services economy.

If it were true that commercial investment paid more in property taxes than the cost of services provided by the property tax recipients, then there would be an incentive for the investors to locate where the property taxes were minimum and the services were paid for by others. Trying to attract investors by this strategy would result in "race to the bottom" in which every county in Oregon would offer tax relief incentives to investors.

What about "traded sector" jobs? This is the simple idea that we produce and sell outside our local economy more stuff than we buy. We increase wealth in our community by selling stuff that other people want and buying less of the stuff that our customers produce. A major industrial/manufacturing investment in our community could increase our success with the "traded sector" model; however we do not have a problem with accumulating wealth in our community. The acquisition of a new major "traded sector" manufacturer would add to the existing problems of over-employment and income inequality. "Traded sector" success is dependent on selling more than you buy. The Chinese have been very successful at this in the last few decades. Do we want to compete with the Chinese in keeping the consumption of our workers at a low enough level that they buy less stuff than we sell?

What about import substitution? This is a variant of the "traded sector" model that decreases imported purchases by substituting local production. We continue to sell the same stuff we always have, but we buy less from outside our economic sphere because we produce it locally. This is probably a useful "economic development" strategy. Energy is a large imported commodity. We could substantially increase our local wealth by reducing our imports of energy. The cost of automobile fuel is approximately \$100 million per year in Corvallis. The total cost of personal transportation through private automobiles is probably about \$500 million. If only 10 % (\$50 million) were diverted to public transit, we could have a system that made automobiles almost irrelevant. This would relieve our parking and traffic problems and reduce our contribution to atmospheric carbon dioxide. Weatherization of existing homes and high standards of energy efficiency for new housing construction similarly reduce imported energy.

Beside energy, food is another candidate for import substitution. The City owns agricultural land and is involved in the Farmers' Markets, community gardens and food pantries. There are opportunities for increased promotion,

production, distribution and consumption of local food.

Development of local affordable housing is also a form of import substitution. We are currently "buying" our housing from neighboring communities that don't have the same over-employment problem as Corvallis.

Knowledge, medical care and housing are traded sector commodities. The production of knowledge is a major Corvallis "business." Research at OSU and other Corvallis sites is funded through outside sources and it is exported for "consumption" by "customers" outside our economic area. Similarly knowledge is transmitted to students at OSU who are paying for that knowledge with outside resources. Services provided at Good Samaritan Hospital are purchased by customers outside our economic area with resources that originate outside the area. GSH sells medical services the same as HP sells printers. Similarly housing is a commodity that takes resources generated in our community to be purchased in Philomath, Albany, Lebanon and points beyond. If we want to keep resources paid as wages in Corvallis, we have to provide housing for workers in Corvallis. Even housing of wealthy retirees in Corvallis is a form of traded sector economy. Wealth generated outside our community is brought by retirees into the community to pay for housing and other services generated in our economic area.

What about opportunity for new businesses? Entrepreneurial opportunity contributes to quality of life in our community. It is just as important as the library or parks system. Corvallis has an interest in providing basic services such as appropriately zoned land, sewer and water, fire protection and police services to ensure a climate in which ambitious and creative individuals can express and develop their business skills. Food cart regulations are a good example of the City assisting a new type of businesses. Similarly the City established pedicab regulations two years ago. Research at OSU and HP often leads to new business opportunities for people who may choose to develop those ideas in the community. However creating the climate for a small entrepreneur to grow and flourish in Corvallis does not mean that we have an interest in keeping the business in Corvallis when it grows to 300 employees. The business may choose to stay because of business or social advantages. The city should accommodate those businesses that stay, but the departure of a successful small business does not degrade opportunity for other small businesses. If Corvallis can not provide adequate workforce, transportation or access to inputs or markets, it is better for the business, and for the City, that the business goes where it can be accommodated.

What about tourism? Tourism is not a desirable area of economic development. Employment in tourism generally means low wage service jobs. Restaurant and hotel owners may flourish with increased tourism, but the success is based on increasing the number of low wage jobs required to provide services for those businesses. The more tourists come to Corvallis, the higher the demand for low wage workers. This could be corrected with a high local minimum wage, but in the absence of guarantees of income for tourism service workers, increased tourism means greater economic disparity. In the absence of state rules requiring expenditure of transient occupancy tax on tourism promotion, it would be better to spend that income on other services.

What about local festivals? In the past Corvallis has supported da Vinci Days, the Red, White and Blues Festival and Fall Festival with "economic development" money derived from the TOT. This was justified as economic development on the basis of attracting outside participants (tourists) who patronized Corvallis restaurants and hotels. As such, festivals are the wrong kind of economic development. However, the festivals have an intrinsic value separate from the employment opportunities for low wage workers in that they create a sense of community identity and celebration. The city has an interest in promoting these celebrations for their contribution to "quality of life" for residents. It would be appropriate to expend a major portion of the TOT on festivals because of the benefit to the community, while using "tourism promotion" as justification in meeting state requirements to spend a portion of TOT on tourism.

Loss of K-12 students? We all like children and the city and 509J School District do a good job of creating a healthy, rich and safe environment for children. For some reason we are experiencing a loss of students in the 509J system. Why are we losing 5 to 18 year old residents when it is such a good place for them? The lack of affordable housing is probably the largest cause of the decline in school enrollment. The cure for loss of families with young children is not more "family wage" jobs. Without adequate housing in Corvallis, those "family wage jobs" will create burdens on school enrollment in surrounding communities, not in Corvallis.

Conclusion: What is to be done?. Based on the reasoning presented, this is a summary of recommendations for a Corvallis economic development strategy.

- 1) Provide high quality municipal services and collect adequate fees and taxes to pay for them.
- 2) Aggressive housing development, in cooperation with OSU. A goal of 20,000 new beds as apartments, dormitories and single family homes. Identify developable lands and recruit developers as partners
- 3) Do not incentivize new employment in Corvallis until the housing problem is solved.
- 4) Local minimum wage of \$15 per hour.
- 5) Adequately support social services provided through partners.
- 6) Support energy efficiency (home weatherization, reduce commuting, do not accommodate automobile use, expand transit service).
- 7) Support local food/agriculture systems - production, processing and marketing. Explore use of City land for local food production.
- 8) Assist new entrepreneurs through the Business Enterprise Center and Micro Enterprise development programs.
- 9) Support local festivals with TOT funds.

Attachment: Economic Development.doc

Description: MS-Word document

• **References:**

- **Richard Hervey's Response to EDC Recommendation**
 - *From:* ward3
- Prev by Date: **Richard Hervey's Response to EDC Recommendation**
- Next by Date: **RE: Single Use Plastic Bag Process Update**
- Previous by thread: **Richard Hervey's Response to EDC Recommendation**
- Next by thread: **Century Link**
- Index(es):
 - **Date**
 - **Thread**

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YOU ARE MAKING IT HAPPEN

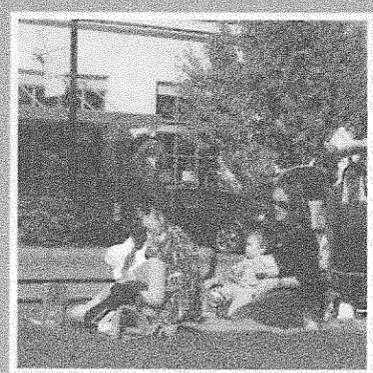
CURRENT DOWNTOWN ECONOMIC IMPROVEMENT DISTRICT PARTICIPANTS

- | | |
|--------------------------------------|---|
| 101 Jackson LLC | Kathleen Humby & Eric Anderson |
| 145 Second LLC | Kathleen Humby P. 2/12 |
| 521 Second LLC | Investment Mortgage Property |
| A Thousand Hills LLC | JD Tops LLC |
| Albys Furniture Inc. | Jackson Place LLC |
| Charles & Joanne Anderson Trust | Jay Ambe Investment LLC |
| Anderton Rentals | Jefferson Place Offices LLC |
| Dae Hyun Baik & Younghwa Chang | Jolma Mills & Miller Ins |
| Bank of America Oregon | Jeff Katz |
| Beamer Properties LLC | Kimber Hoang |
| Beaver Apartments LLC | Pat & Amy Lampton |
| Benton County | Gregory Little |
| Benton County Historical Soc | Larcjustice Industries LLC |
| Benton Investment Trust LLC | Marwong Properties LLC |
| Bileland LLC | Jay McHenry |
| Eric Blackledge | McMenamins Inc. |
| Lester Boudreau Jr. Trust | Miku Corvallis LLC |
| Stephen Callahan & Jean Hall | Mountain Creek Investments of Corvallis |
| George & Blou Carman | William Munson et al |
| Carone & Associates LLC | Thad & Shannon Orvetti |
| Citizens Bank of Corvallis | Oregon KI society |
| Clay Properties LLC | Mario Pastoga |
| CLP Elements LLC | Peter & Linda Sekermestrovich |
| John Coleman | Pizza Is Our Life LLC |
| Christie Connard & Michael Gempene | Post Office Properties LLC |
| Copper Gutter Properties LLC | Prospera LLC |
| Corvallis Independent Properties LLC | Qwest Corporation |
| Corvallis Railway & Navigation | Random Properties Inc. |
| Theodore & Veronica Cox | Reynolds Investment Group LLC |
| Crystal Theatre Properties LLC | Rim Rock Investors Group |
| Dan Yankers LLC | Robert Ringo |
| Ronald & Garnetta Day Trust | Jerry Robinson |
| Hung & Camlan Do | Gary & Julie Rodgers |
| Eastgate | Howard James & Sallie Rowlee |
| Charles & Carol Elzondo Trust | Safeway Stores Inc. |
| Endax Properties LLC | Emilique & Debra Kay Semadeni |
| Fammy Recovery Inc. | Michael Stanley |
| Charles & Lynette Field Trust | The Arc of Benton County Inc. |
| First Interstate Bank (Wells Fargo) | The Corvallis Benton Chamber Coalition |
| Gil Realty Co. | Third & Van Buren Properties LLC |
| Michael & Kimberly Gray | Denny & Nicole Thompson |
| Gary Alan Day Jr. LLC | US Bank |
| Hamlin Magee Enterprises LLC | Marc Weinberg Trust |
| Robert & Dianne Hass Trust | Dee Wendel Trust |
| Steve Hessel | Whiteside Theatre Foundation |
| HK Properties Inc. | Whitesides Hardware Inc. |
| Paul & Janet Hochfeld Trust | Nancy Kathleen Wike |



**SUPPORTING
DOWNTOWN VITALITY**
2012 ECONOMIC IMPROVEMENT DISTRICT

ENERGIZING DOWNTOWN



KEEPING DOWNTOWN VIBRANT

The Downtown Corvallis Association (DCA) and the Economic Improvement District (EID) fund create a solid foundation for downtown businesses. With your continued support and the support of DCA members, we continue improving the downtown area, drawing in new customers and attracting more investments. By supporting the Economic Improvement District you can help make downtown the primary destination for shopping, business, living, dining, and entertainment. Visit www.downtowncorvallis.org for additional information.

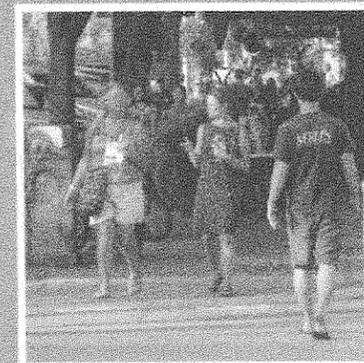
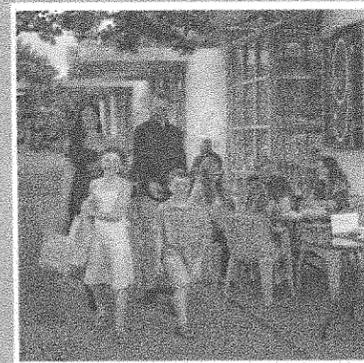


ANCHORING DOWNTOWN

The Downtown Corvallis Association is an advocate for downtown business success. The DCA's mission is to promote and put into motion plans that build upon our already successful and diverse downtown. During the past five years, the EID fund has contributed to the environment that spawned the downtown growth cited below. These improvements have increased investor interest and improved the overall health of the downtown economy at a time when many other communities are experiencing downturns. In addition to the long-standing businesses in downtown Corvallis, a number of new businesses have chosen to make downtown their home:

NEW DOWNTOWN BUSINESSES

- | | |
|-------------------------------|-------------------------------------|
| 101 Eat & Drink | Hurley Financial |
| A Wild Hair Salon | Image By Design |
| Advantage Dental | Irene's |
| Affordable Marketing Paradigm | Karl Maasdam Photography |
| Apple Blossom Massage | La Diva |
| Aqua Restaurant | Le Cafe D'el Jebal |
| Azumano Travel | Les Caves Bier and Kitchen |
| B Squared Wine Bar | Laughing Planet |
| Barrett Business Services | LUC Restaurant |
| Becerra Photography | Madison Avenue Collective |
| Belle-Vallee Tasting Room | Magenta Restaurant |
| Block 15 | Many Hands Trading |
| Blue Monkey Bakery | Marilou Hollings, Farmers Insurance |
| Botticelli's | Mod Pod |
| Business Enterprise Center | Modern Avenue Boutique |
| Cloud9 Restaurant | Mona Lisa's Fine Framing |
| Cosmic Chameleon | NW MultiSports |
| Corvallis Knights | Panera Bread Company |
| Country Financial | Phones Plus |
| Creperie du Lys | Pink |
| D&D Squared | Revolve |
| Del Alma | Sada Sushi |
| Downward Dog | Second Glance Annex |
| Downtown Dance | Sprint Store |
| The Drawing Board | Stash LLC |
| Emergence Councilors | Sterling 925 |
| Farmers Insurance | Stoker's Vitaworld |
| Fidelity Title | Studio 355 Salon |
| First American Title | Suite 101 Salon |
| FixMyGadget | SubZero Corvallis |
| Flat Tail Brew Pub | Terminus Restaurant |
| Flat Tail Brewing | Translations.com |
| Gluten Free RN, RN on Call | Vertebrata Chiropractic |
| Hal Harding Attorney | Wacky Indoor Bounce |
| Harry & Annette's Fish Market | Western States Insurance |
| High Brow Eyewear | Willie's Hot Dog Stand |



THE FUTURE OF DOWNTOWN

GROWING BUSINESS CORVALLIS

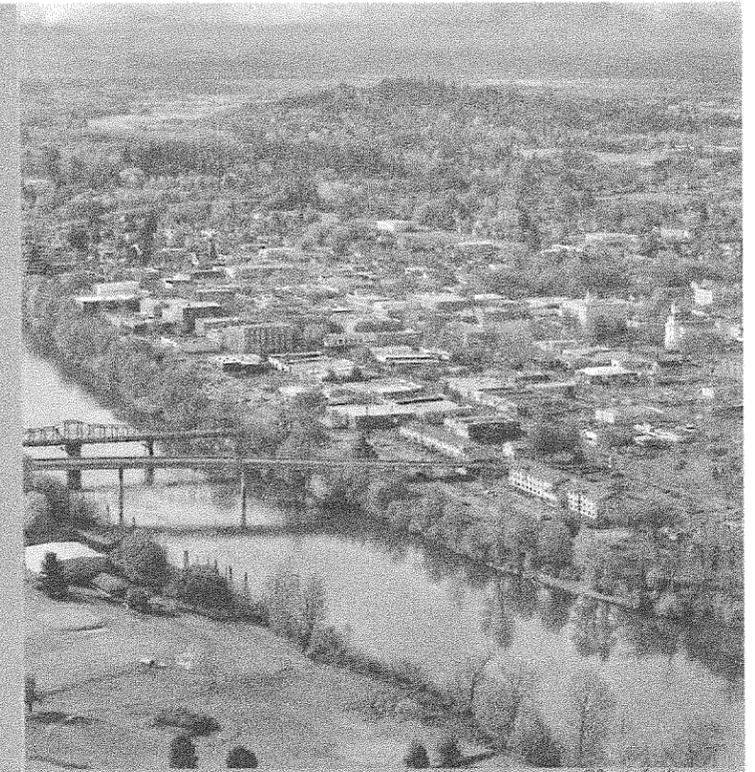
The accomplishments of the last five years illustrate the success of the DCA and EID in creating and developing an environment poised for continued prosperity. The DCA's commitment to the success of downtown business is enduring and continues advocacy for improvements that will increase downtown's growth and sustainability.

ECONOMIC DEVELOPMENT

- Business Advocacy
- Business Consulting/Advising
- Zero % Interest Loan Program
- Long-Term Parking Plan
- Economic Development Projects
- Free Brown Bag Workshops
- Business Recruitment and Retention Programs
- Business Education Seminars
- Group Advertising Rates
- Downtown Image Campaign Marketing

DCA-SPONSORED EVENTS

- Red White & Blue Riverfront Festival
- Crazy Days Sidewalk Sale
- Fall Festival Sidewalk Sale
- "Rhapsody in the Vineyard" Downtown Wine Walk
- Downtown After Hours Business Networking
- Monthly Membership Meeting
- Downtown Trick or Treat
- "A Slice of Downtown" for OSU students
- Children's Summer Reading Program
- Downtown Dine Out
- "Foamin' Downtown" Pub Stroll
- Susan G. Komen Bike for the Cure
- Science Pub Corvallis

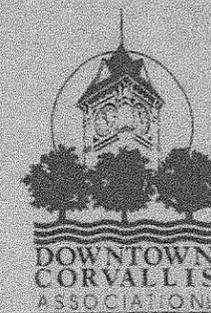


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YOUR CONTINUED SUPPORT IS VITAL

Your support is now more crucial than ever so that the DCA may continue working to sustain the healthy growth of downtown's economy. The city has eliminated all economic development allocations which allowed the DCA to deliver valuable programs and services to downtown and the community.

By supporting the DCA and the EID you play a significant role in the continued health of the Downtown Corvallis economy. As we celebrate our ongoing successes, it is even more vital to keep momentum going and growing.



The Downtown Corvallis Association
 PO Box 1536, Corvallis, OR 97339
 Phone (541) 754-6624
 Fax (541) 758-4723
www.downtowncorvallis.org

CREATING A SUSTAINABLE COMMUNITY

Working together, we are moving our community forward! A broad and diverse network of partner organizations and individual volunteers, the Corvallis Sustainability Coalition is demonstrating that we can accelerate the creation of a sustainable community. In 2011, the Coalition's action teams continued to pursue the goals outlined in the Community Sustainability Action Plan. Here are some of the highlights of what they accomplished.

Economic Vitality Action Team initiated efforts to create a Buy Local First campaign. Boosted by strong support at the annual Town Hall, a Buy Local First Challenge was developed in collaboration with the Corvallis Independent Business Alliance (CIBA). The EVAT also sponsored book discussion groups that explored *Prosperity without Growth*.

Energy Action Team helped Corvallis residents procure low-interest loans for energy efficiency projects through a revolving loan fund; trained Energy Advocate volunteers to provide follow-up with homeowners who have had home energy reviews; and supported Communities Take Charge, a program to encourage no-cost and low-cost energy-saving actions.

Food Action Team distributed thousands of "Local 6" passports and sponsored the second annual "Local Eats Week" to encourage patronage of local restaurants that are featuring menu items grown, produced, or processed in the six-county area. They also distributed more than 1200 copies of the team's new *Corvallis Garden Resource Guide*.

Housing Action Team sponsored the first annual Abundant Choices Homes Tour, featuring a variety of sustainable housing options.

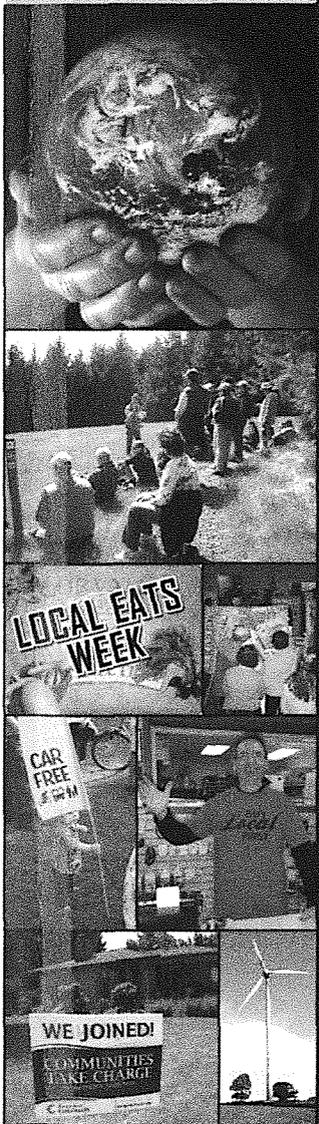
Land Use Action Team continued work on a city-wide Neighborhood Inventory that focuses on walkable, mixed use neighborhoods and neighborhood centers. The team is exploring the use of GIS (Geographic Information Systems) to share the results.

Natural Areas Action Team sponsored the second annual Natural Areas Week of Celebration, introducing hundreds of area residents to the abundant open space and distinctive flora and fauna of our community.

Transportation Action Team sponsored the second annual World Car Free Day in Corvallis. Thousands of community members chose to walk, bike, and ride the bus on September 22nd, and hundreds pledged to do so on a regular basis.

Waste Prevention Action Team distributed thousands of copies of the *Corvallis Area Reuse Directory (2nd edition)*, featuring businesses and non-profits that accept items for reuse. They also tripled the number of recycling block captains who distribute information about recycling to their neighbors on a quarterly basis.

Water Action Team made significant progress on the 3 Waters Project at the First Alternative Co-op South Store, demonstrating water conservation and reuse practices through rainwater collection and infiltration, behavior change, and high-efficiency technologies.



Abundant Solar
 Akro Construction Corporation
 Allied Waste
 Alt. Power & Energy Cnsvr. Components
 American Toy LLC
 Ameriworld Energy Management
 An Ovation Group LLC
 Animal Crackers Pet Supply
 Anne's Agency
 ASOSU Environmental Affairs Task Force
 Associated Students of OSU
 ATCO America
 Audubon Society of Corvallis
 Avery Addition Neighborhood Association
 Baby Go Lucky Diaper Service
 Bald Hill Farm
 Beaver Biodiesel LLC
 Beit Am Jewish Community
 Benton County
 Benton County Env. Issues Advisory Comm.
 Benton County Fair
 Benton County Master Gardeners
 Benton Furniture Share
 Benton Habitat for Humanity
 Benton Soil & Water Conservation District
 Beth Young Garden Design
 Blackledge Furniture
 Block 15
 Bombs Away Cafe
 Bonnie Arent Lorenz, Acupuncture
 Boys & Girls Club of Corvallis
 Broadleaf Architecture
 Cascade Pacific RC & D
 CASSE
 CH2MHill
 Charles P. Gerke AIA Architect
 Ching Hai Internat. Assn. in Oregon
 Chintimini Wildlife Center
 Cirello's Pizza & Pasta
 Citizens Bank
 City of Corvallis
 Coast Range Association
 CoHo Ecovillage
 Community Alliance for Diversity
 Confluence Design & Construction
 CORE Communications
 The Corvallis Clinic, P.C.
 Corvallis-Albany Farmers' Markets
 Corvallis Benton Chamber Coalition
 Corvallis Bike Co-op
 Corvallis City Club
 Corvallis Custom Kitchen & Baths
 Corvallis Daytime Drop-in Center
 Corvallis Environmental Center
 Corvallis Fall Festival
 Corvallis Homeless Shelter Coalition
 Corvallis Independent Business Alliance
 Corvallis Matters
 Corvallis Oddfellows
 Corvallis Oregon Tilth
 Corvallis Pedicab
 Corvallis Public Schools Foundation
 Corvallis School District 509J
 Corvallis UCC - Just Peace Committee
 Corvallis Waldorf School
 Cottage Gardening Service
 Country Vitamins
 CrawfordDesign, Inc.
 Crescent Valley High School
 Cycle Solutions
 daVinci Days
 Debonair Enterprises
 Delta Engineering Services
 Devco Engineering
 DH Renewables
 Digital City Guide
 Earth Charter Campaign
 Earth Sea & Salts
 EcNowTech
 Ecotecture® Publications
 Ecumenical Ministries of Oregon
 Emerald Forest Architecture
 Energy Trust of Oregon
 Energy Wise Lighting
 Farmland LP
 FireWorks Restaurant
 First Alternative Food Co-op
 First Presbyterian Church
 First United Methodist Church
 Footwise
 Freshwater Illustrated
 Friends of Witham Oaks
 Garland Nursery
 GECO (Global Environmental Change Org.)
 Geologie
 Get Organized!
 Get Smart! Resource Efficiency Program
 Gluten Free RN
 Good Samaritan Episcopal Church
 Good Samaritan Regional Medical Center
 Green Cascades LLC
 Green Currents
 Green Planet Dreams
 Green Thumb Printing and Design
 Greenbelt Land Trust
 Health Equity Alliance
 Holly Oak Music Studio
 Home Grown Gardens
 HOUR Exchange

SUPPORTING OUR PARTNERS

In 2011, the Sustainability Coalition grew to more than 200 partner organizations that include non-profits, businesses, faith communities, educational institutions, and local government. One of our primary purposes is to provide opportunities for increased communication and collaboration among our partner organizations. This past year, we offered support to our organizational partners through the following activities:

Sustainability Fair – Forty-one partner organizations were the featured exhibitors at a fair held immediately before the annual Town Hall meeting. The 600 community members in attendance had an opportunity to learn more about what our partners are doing to create a sustainable community.

Sustainability Town Hall 2011 - Held at the CH2MHill Alumni Center on March 9, 2011, the Town Hall drew a crowd of more than 400 community members. Highlights included a slide program featuring partner accomplishments of the previous year, voting for a community-wide challenge related to economic vitality, and “snapshots” of sustainable actions taken by individuals. The Town Hall was a model sustainable event, providing partners with ideas and best practices.

Quarterly Gatherings – We hosted three meetings of Coalition partners at the public library (April, July, October), with attendance ranging from 60 to 100. Each of the gatherings featured presentations by selected partners that shared what their businesses and organizations are doing to become more sustainable.

Eco-film Festival – For the first time, the Coalition was a co-sponsor of this popular February event, in collaboration with the Corvallis Environmental Center and the Corvallis Oddfellows. Many Coalition partner organizations provided exhibits at each film showing, sharing informational displays and hands-on activities.

da Vinci Days – Coalition volunteers served on the da Vinci Days “Green Team,” staffing composting/recycling stations located throughout the festival grounds. Many of our partners also participated in “Green Town,” an area of the da Vinci Days festival that showcases businesses and organizations that incorporate sustainability into their products, services, and practices.

On-line Communications – In 2011, we launched our new and much-improved website. The Coalition’s partners were connected through an increasingly broad array of on-line communications, including Sustainable Corvallis Google groups, Facebook, Twitter, monthly sustainability events calendars, and bi-weekly “E-Updates.” Each of these tools enhances communication among our partners.

Inter-organizational Collaboration - Representatives of our partner organizations served on Coalition action teams. For example, the Food Action Team included representatives of the Corvallis Environmental Center, First Alternative Co-p, Corvallis Oregon Tilth, Ten Rivers Food Web, League of Women Voters, and Willamette Seed & Grain.

Hull Home Efficiency
 Integrated Resource Management
 Intertech, Inc.
 Institute for Applied Ecology
 Intl. Brhd. of Electrical Workers (Local 280)
 Jobs Addition Neighborhood Association
 Kapa Landscape Design
 Keller Williams Realty
 Knollbrook Peace House
 League of Women Voters of Corvallis
 Legend Homes Corvallis Communities
 Linn-Benton Pacific Green Party
 Live Well Studio
 Marys Peak Natural Resources Interp. Cntr.
 Metzger Green Construction
 MicroEPIC Productions
 Mid-Valley Bicycle Club
 Native Plant Society of Oregon
 Natural Choice Construction LLC
 Natural Choice Directory
 Neighborhood Naturalist
 N. College Hill Neighborhood Association

North Jackson Company
 Northwest Earth Institute
 Nova Garden Design, LLC
 Oregon State University
 Oregon Toxics Alliance
 Oregon Wildlife Institute
 OSU Campus Recycling
 OSU Extended Campus
 OSU Community Services Center
 OSU Hydrogen Club
 OSU Student Sustainability Initiative
 Pacific Timbercraft
 PreservationWORKS
 Prudential Real Estate Professionals
 RESULTS Corvallis
 Rod Terry, Designer
 Roxy Dawgs
 Seasons of Life Ceremonies
 Seventh Generation Bldg. Guild
 Sierra Club (Marys Peak Group)
 Signe Danler, Realtor/Ecobroker

Silverman Studios
 Slow Food Corvallis
 Soilsmith Services, Inc.
 Solar CREEK
 Solar Ki
 SoupCycle
 Spindrift Cellars Winery
 Spring Creek Project
 St. Mary's Care for Creation Comm.
 St. Anne Orthodox Church
 STEPS (OSU)
 Stoker's VitaWorld
 Sunbow Farm
 Sundborn Children's House
 SunSavor Food
 Sunwise
 Susan Binder, Designer
 Sustainable Building Network
 Sustainable Forests Partnership
 Sweet Yoga, LLC
 Ten Rivers Food Web
 The Valley Explorer

Timberhill Athletic Club
 Tix R Us, LLC
 T. Gerding Construction Company
 Tye Wine Cellars Ltd.
 Unitarian Universalist Fellowship
 University Housing & Dining/OSU
 Veterans for Peace, Chapter 132
 Virginia Shapiro, DC
 Visit Corvallis
 Weinsteiger Mustard Company
 Western Pulp Products
 Whiteside Theatre Foundation
 Wild Garden Seed
 Willamette Disc Golf Club
 Willamette Living Magazine
 Willamette Neighbhd. Housing Svcs.
 Willamette Seed & Grain
 Willamette Watershed Productions
 Wineopolis
 Your LOCAL Real Estate Team
 3 Degrees

STRENGTHENING THE COALITION

The Sustainability Coalition is an all-volunteer organization that has a Steering Committee, an Executive Committee, and three operational committees that work to ensure its long-term viability. Here are a few of the year's highlights from those committees:

The Sustainability Coalition's **Steering Committee** is responsible for overall policy, strategy development, and finances of the Coalition. In that capacity, the Steering Committee

- Developed a process for revising the *Community Sustainability Action Plan*
- Revised the Coalition's internal decision-making process
- Recruited an ombudsman to assist with conflict management
- Formally adopted **Financial Policies and Procedures**
- Explored the possibility of hiring a consultant for grant writing

In May, the Steering Committee held a strategic planning retreat to explore our organizational vision and develop steps to realize that vision. As a follow-up, we initiated

- Development of a **5-year strategic plan** for the organization
- A description and outline of the Coalition's **staffing needs**
- Development of an **advocacy policy**
- Establishment of a **Fundraising Committee** that will operate separately from the Finance Committee

The **Executive Committee** is composed of four Steering Committee members, including the Facilitator. In 2011, they continued to carry out the Coalition's day-to-day operations.

The **Communications & Marketing Committee** focused much of its attention on the design, development, and maintenance of our new website, which was introduced at the 2011 Town Hall meeting. This committee also worked on increasing the visibility of the Coalition by tabling at community events such as the Eco-film Festival, Earth Faire, OSU Earth Day, Chef's Show-off, Spring Garden Festival, Buy Local Breakfasts, da Vinci Days, National Food Day event, Farmers' Markets, and WIN Conference. Committee members created a new look for the bi-monthly *E-Updates*; produced monthly Sustainability Events Calendars; and helped publicize the many projects, activities, and events of our action teams.

The **Finance Committee** set up a PayPal account and sent out a solicitation letter to raise funds from partner organizations and individual community members to cover costs of the annual Sustainability Town Hall meeting, basic operations, and action team projects. These funds were supplemented by several small grants and donations from a benefit concert featuring one of our Steering Committee members. The Coalition treasurer serves as chair of the Finance Committee, and a committee member serves as our bookkeeper.

The **Membership Committee** recruited 21 new partner organizations in 2011. The Membership Committee also serves as the Nominating Committee for the Coalition. In that capacity, the committee developed a slate of Steering Committee candidates and organized the election through an electronic survey, which was also used to solicit feedback from our partners.

In addition to serving on these operational committees, Steering Committee members serve as liaisons to the action teams. The primary responsibility of the liaison is to serve as a communications link between the action team and the Steering Committee.

Our Vision

Corvallis is a community in which the needs of the present are met without compromising the ability of future generations to meet their own needs. It is a flourishing and thriving city with a vibrant economy that respects, restores, and cares for the community of life.

Our Mission

To promote an ecologically, economically, and socially healthy city and county.

We will achieve our mission by using the Sustainability Guiding Objectives and a democratic, highly participative decision making process.

Our Guiding Objectives

Our community will:

1. Reduce and ultimately eliminate our community's contribution to fossil fuel dependence and to wasteful use of scarce metals and minerals. Use renewable resources whenever possible.
2. Reduce and ultimately eliminate our community's contribution to dependence upon persistent chemicals and wasteful use of synthetic substances. Use biologically safe products whenever possible.
3. Reduce and ultimately eliminate our community's contribution to encroachment upon nature (e.g., land, water, wildlife, forests, soil, ecosystems). Protect natural ecosystems.
4. Support people's capacity to meet their basic needs fairly and efficiently.

BUILDING RELATIONSHIPS IN CORVALLIS AND BEYOND

Communicating with local decision-makers and with other communities that are on a similar path is key to accelerating the creation of a sustainable city and county. Throughout 2011, representatives of the Sustainability Coalition reached out in a variety of ways to enhance this important dialogue:

The Sustainability Coalition continued to communicate with the **Corvallis City Council** by

- Presenting the Coalition's **Annual Report** and responding to questions
- Submitting **recommendations for Council goal-setting**
- Providing **periodic reports on action team projects**, including presentations by the Food, Natural Areas, Transportation, and Waste Prevention Teams

The **City's Sustainability Supervisor** continued to serve on the Steering Committee and Communications Committee, providing an important link to the City. In addition, a **City Council liaison** appointed by the mayor participated in Steering Committee meetings on a regular basis.

A member of the Benton County Environmental Issues Advisory Committee continued to serve on the Steering Committee, providing **greater communication with Benton County**.

Three of the Coalition's Steering Committee members are serving on the **Corvallis School Superintendent's Sustainability Committee**, and we recently joined the **Economic Vitality Partnership**, providing further opportunities for collaboration and communication among partners and action teams.

The Sustainability Coalition is being used in a **primary case study** by a PhD candidate at the University of Nebraska program on **Leadership of Sustainable Cities**.

In April 2011, the Sustainability Coalition was one of six Oregon non-profit organizations and businesses honored by Governor John Kitzhaber and Secretary of State Kate Brown with the **Oregon Sustainability Award**. The Coalition was recognized for utilizing a grassroots-led process to create a Community Sustainability Action Plan, thus providing a model for communities pursuing all three core components of sustainability – environmental, social, and economic. Two of the Coalition's partner organizations, the Corvallis School District and First Alternative Co-op, were also honored during the awards program.



"We live at a pivotal moment in the story of humankind... We are starting to see the limits of what the earth can provide. The signs are all around us. We can choose to ignore these signs and wait until we are forced to react. Or we can seize this opportunity to work together to create a sustainable world."

- Community Sustainability Action Plan

Thank you to the dozens of organizations and hundreds of individuals who are working together in Corvallis and Benton County to create a sustainable community.

Our Steering Committee

Annette Mills, Facilitator
Jen Brown
Bob Devine
Betty Griffiths
Loma Hammond
Debra Higbee-Sudyka
Linda Lovett
Jennifer Nitson
Emily Pheil
Anne Schuster
John Swanson
Brandon Trelstad

Corvallis Sustainability Coalition
PO Box 2310
Corvallis, Oregon
97339-2310
Tax ID #27-1003508

sustainablecorvallis.org

Sharing local stories – and creating new ones!



Annual Sustainability Fair & TOWN HALL 2012

Thursday, March 1, 2012

5 to 7 pm – Fair (Exhibits & Snacks)
7 to 9 pm – Meeting & Action

CH2M Hill Alumni Center
725 SW 26th Street • OSU Campus

LET'S MAKE THIS A SUSTAINABLE, ZERO-WASTE EVENT!
(See other side to find out how...)

All are welcome, but space is limited!

Register online by February 28 at
www.sustainablecorvallis.org

YOU can help make the Sustainability Fair and Town Hall Meeting a model event!

Just follow these simple practices:

- Use energy-efficient transportation – Walk, bike, carpool, or take the bus to the event. Bike racks are on the north side of the Alumni Center and on the south side of LaSells Stewart Center. For bus routes, see www.corvallistransit.com.
- Leave no trace – Bring only recyclable, compostable, or reusable items with you to the event. (Example: Bring your own water bottle or mug.) There will be NO trash cans on site!
- Turn trash to treasure – Place recyclable and compostable items in the proper receptacles. We will have staffed recycling stations. (Please let us know if you can help with staffing.)

Thank you for being part of the solution!

For information or to volunteer:

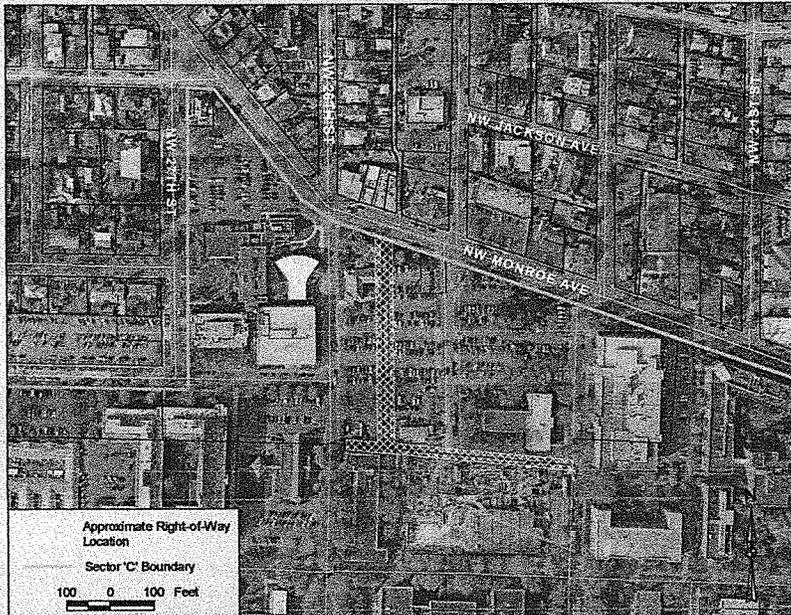
www.sustainablecorvallis.org
info@sustainablecorvallis.org • 541-230-1237

Right-of-way Vacation for Sector 'C' Alley

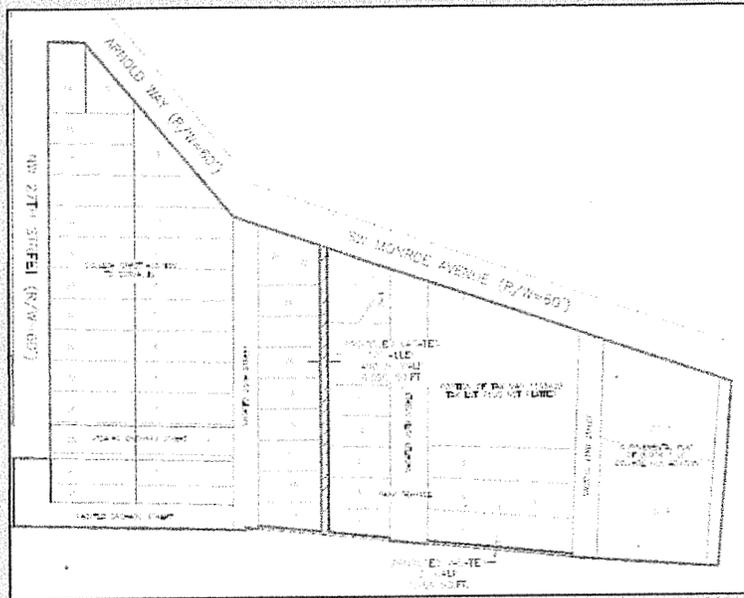
January 17, 2012

Eric Adams, Planning Consultant
David Dodson, Senior Planner, OSU

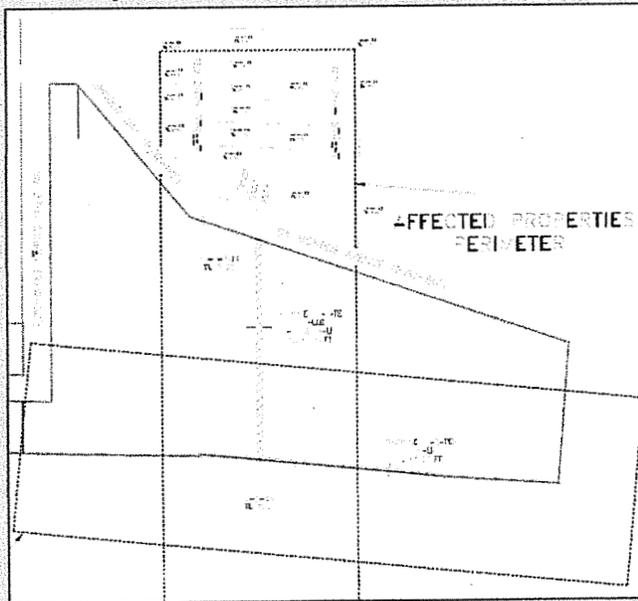
Project Location



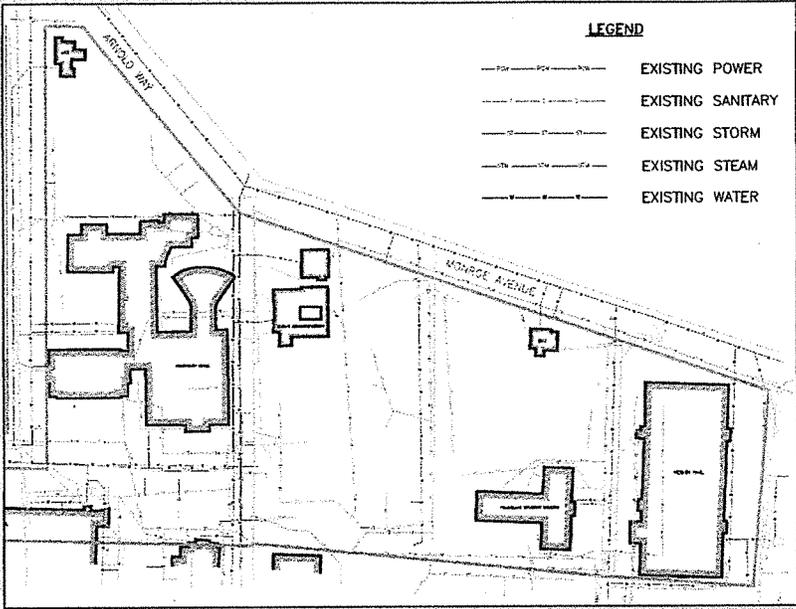
Proposed Right-of-way Vacation



Properties Affected by Vacation



Existing Utilities



Right-of-way Vacation for Sector 'D' Alley

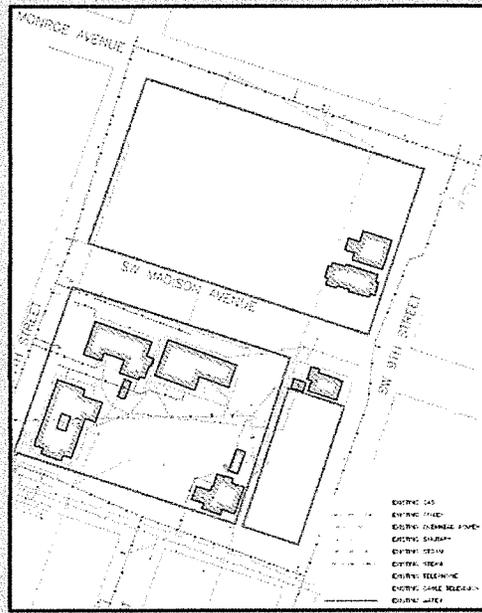
January 17, 2012

Eric Adams, Planning Consultant
David Dodson, Senior Planner, OSU

Project Location



Existing Utilities



**BICYCLE AND PEDESTRIAN ADVISORY COMMISSION
MINUTES
January 6, 2012
DRAFT**

Present

Brad Upton, Chair
Susan Christie
Dan Herford
Charles Fletcher
Evan Sorce
Glencora Borradaile
Jeanne Holmes
Mike Beilstein, City Council

Staff

Greg Wilson, Public Works

Visitors

Laura Duncan Allen
Greg Bennett
Dean Codo
Jim Bowey

Absent

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order/ Introductions	X		
II. Review of December 2, 2011 Minutes			Approved with corrections
III. Visitor Comments	X		
IV. Old Business • Bike lanes w/diagonal parking			BPAC recommends not installing angled parking adjacent to bike lanes
V. New Business • South Corvallis Area Refinement Plan		X	
VI. Information Sharing	n/a		
VII. Commission Requests and Reports	n/a		
VIII. Pending Items	n/a		

CONTENT OF DISCUSSION

I. Call Meeting to Order/ Introductions

Chair Upton called the meeting to order and those present introduced themselves.

II. Review of Minutes

Commissioner Borradaile stated that she was not present at the last meeting, and Commissioner Herford stated that he was not present, either. **Commissioner Fletcher moved to approve the minutes as amended; Commissioner Holmes seconded the motion, which passed unanimously.**

III. Visitor Comments

Visitor Dean Codo stated that there is currently no specification for hardware used for installing bike racks. He suggests that the city specify the use of flush mount hardware. Chair Upton stated that there is currently a subcommittee reviewing and considering revisions to the City's bike rack specifications.

Visitor Laura Duncan Allen stated that residents of an apartment complex on 7th Street and C Avenue, many of whom are elderly and/or disabled and low-income, cannot access the bus stop on the north side of Western Boulevard. The bus is their only means of transportation, but because of construction at 7th Street and Western Boulevard and a lack of ramps on 7th Street they are unable to access the bus stop. Mr. Wilson suggested a meeting at the location with street maintenance supervisor Bruce Moser in order to better understand the problem. Chair Upton and Commissioner Holmes expressed interest in attending the meeting and wish to be notified.

Visitor Greg Bennett stated that he felt unsure of the Commission's decision regarding the school zone on South 3rd Street at the December meeting. He expressed concern that it is being seen as an economic development issue and reminded the Commission that it is an advisory body for Public Works and the City Council, not for the school board. He asked BPAC to make a motion to either support or not support changing the timing of the school zone on South 3rd Street. **Commissioner Christie made a motion stating that BPAC does not support any change to the school zone on South 3rd Street.** She stated that an increase in speed would not benefit anyone and specifically would not be good for bicyclists and pedestrians. Chair Upton stated that he is surprised at the motion as it is the opposite of what was decided at the last meeting. Commissioner Fletcher opposed the motion, stating that the purpose of a school zone is for the safety and protection of children and that should be the only concern considered in this decision. He stated that BPAC is not ready to make that decision without more information from the Safe Routes to Schools Committee and the school district. Commissioner Holmes stated that she agrees that more information is needed, and she supports the motion stated until more information is available. Chair Upton said that, since the school board is not putting this forward at this time, it is premature for BPAC to make a recommendation. Visitor Jim Bowey claimed that the current Safe Routes to School committee is not in favor of changing the school zone. Mr. Bowey also opined that it is not appropriate for BPAC to deny this is within their purview when it does impact bicyclists and pedestrians. Chair Upton stated that the information given at the last meeting, that this change would not go forward without the school board and Safe Routes to School asking for it, may not have been completely accurate, and that the City may be trying to move forward on an old request. Commissioner Holmes stated that she does not feel that she can vote on the motion presented without further information and clarification. She suggested tabling the issue until the next meeting and asking Jim Mitchell and Gigi Simms to attend the meeting. Commissioner Sorce agreed and stated that he would like to hear what the Safe Routes to School committee has to say about the proposal. Commissioner Christie stated that any change that

impacts pedestrians or bicyclists is within the purview of BPAC and should be discussed. Mr. Wilson read the motion once again, and it did not receive a second. The topic was tabled and will be discussed at the February meeting. Commissioner Herford asked to clarify some verbiage from the last meeting's minutes which stated that this issue is not in BPAC's purview and opined that it is, in fact, part of this commission's purview. Chair Upton agreed, stating that the school board has primary responsibility for recommending school zones and that BPAC should be allowed to comment on that.

IV. Old Business

Bike lanes w/diagonal parking

Chair Upton provided an overview on the issue of bike lanes adjacent to diagonal parking and the Commission discussed various options. Mr. Wilson reminded the Commission that there are no incidents on record indicating that there is a problem. **Chair Upton moved to recommend that the City of Corvallis make a policy of not installing diagonal parking adjacent to bike lanes and if diagonal parking is installed it is back-in parking with wheel-stops. Commissioner Borradaile seconded the motion.** Councilor Beilstein noted that the City already has a policy regarding diagonal parking. **The motion was passed unanimously.**

V. New Business

South Corvallis Area Refinement Plan

Not discussed.

VI. Information Sharing

None.

VII. Commission Requests and Reports

None.

VIII. Pending Items

None discussed.

The meeting was adjourned at 9:00 a.m.

NEXT MEETING: February 3, 2012, 7:00 a.m., Madison Avenue Meeting Room

**THE COMMISSION FOR MARTIN LUTHER KING, JR
MINUTES
December 13, 2011**

Present

Commissioner Shyam – Chair
Commissioner Stumbo - Vice Chair
Commissioner Rosa
Commissioner Wimbley-Gouveia

Commissioner Kanterman
Commissioner Nguyen
Councilor Raymond - Council Liaison

Absent

Commissioner Parsons

Staff

Ellen Volmert, Assistant City Manager
Suzanne Segui, HR Specialist

SUMMARY OF DISCUSSION

Agenda Item	Action Recommendation
I. Introduction of New Commissioners	Introduced
II. Minutes from October 25, 2011	Approved
III. 2012 MLK Event Update	Discussed
IV. Essay Contest Update	Discussed
V. Other	Discussed
VI. Adjourn to January 4, 2012	Adjourned

CONTENT OF DISCUSSION

- I. Introduction of New Commissioners – Commissioners Nguyen and Kanterman introduced themselves to the Commission.
- II. Minutes from October 25, 2011 Meeting - Approved.
- III. 2012 MLK Event Update –
 - a. The Commissioners discussed the event timeline.
 - 1. Welcome
 - 2. Introduction of Commissioners
 - 3. Mayor
 - 4. Reading of the City Charter
 - 5. Agency Recognition with brief presentations
 - 6. Announcement of Essay Winner with Scholarship presentation
 - 7. Highland Gospel Choir
 - 8. Speaker
 - 9. LBCC Chamber Choir
 - 10. Closing
 - b. Event Logistics – The Commission stated that the following items are needed for the Majestic Theater: Podium with microphone, display tables for the four agencies and box for food donations. Commissioner Rosa will purchase plates, napkins, forks, and cups. Councilor Raymond will purchase flower arrangement for the stage. Staff Member Segui will order the food/drink and cake for reception.

- c. Videographer – Commissioner Wimbley-Gouveia motioned to set aside funds to hire a videographer, Commissioner Kanterman seconded, and the motion passed.
 - d. ASL Interpreter – A sign language interpreter will be provided if requested 48 hours in advance. Commissioner Kanterman motioned to set aside funds to hire an ASL interpreter, Commissioner Rosa seconded, and the motion passed.
 - e. Program – Commissioner Shyam provided a rough draft of the program.
- IV. 2012 MLK Event Update – No essays had been received at the time of the Commission Meeting.
- V. Other – Footwise Window Display – Commissioner Shyam reserved the Footwise Window from January 3rd to January 14th. The window will display the poverty quotation and information about the four agencies being honored.
- VI. The meeting adjourned at 6:00 p.m. to January 4, 2012.

**THE COMMISSION FOR MARTIN LUTHER KING, JR
MINUTES
January 4, 2012**

Present

Commissioner Shyam – Chair
Commissioner Stumbo - Vice Chair
Commissioner Kanterman
Commissioner Nguyen
Councilor Raymond - Council Liaison

Absent

Commissioner Parsons
Commissioner Rosa
Commissioner Wimbley-Gouveia

Staff

Ellen Volmert, Assistant City Manager
Suzanne Segui, HR Specialist

SUMMARY OF DISCUSSION

Agenda Item	Action Recommendation
I. Minutes from December 13, 2011 Meeting	Approved
II. Finalize 2012 Event Plans	Discussed and Finalized
III. Essay Submissions	Discussed and Finalized
IV. Other	Discussed
V. Adjourn to January 24, 2012	Adjourned

CONTENT OF DISCUSSION

- I. Minutes from December 13, 2011 Meeting - Approved.
- II. Finalize 2012 Event Plans –
 - a. Staff Member Volmert created a checklist of items to finalize.
 - 1. Advertising – Commissioner Shyam is preparing the advertising for the Barometer, Commuter and the press release for the FYI in the Gazette Times. Commissioner Shyam confirmed all four agencies will attend. Commissioner Nguyen contacted the Multi-Cultural Centers at OSU.
 - 2. Speaker – The Commissioner agreed Dr. Robert Thompson will receive an honorarium of \$1000.
 - 3. Councilor Raymond will order the flowers.
 - 4. Cake/Food – The Commission decided to have the cake say “Happy Birthday MLK”. Staff Member Segui will order cake. Food for reception is scheduled to be delivered at 5:00pm on the day of the event.
 - 5. Videographer – The Videographer confirmed with an approximate fee of \$300.
 - 6. Release forms – The City will provide release forms for the Choirs at the event.
 - 7. Programs – Commissioner Shyam will have the programs ready for print on Friday, January 6, 2012.
 - 8. Certificates – Councilor Raymond finished all 4 certificates for the Agencies.

9. Commissioner Kanterman will contact South Corvallis Food Bank for box to collect food.
10. Staff Member Segui will provide cake server. Commissioner Kanterman will cut and serve the cake.

b. Script – Staff Member Volmert created a revised script for the event.

1. Welcoming Remarks
2. Gospel Choir
3. Introduction of Commissioners
4. Introduction and Welcome – Mayor Manning
5. Essays and Awards – Mayor Manning
6. City Charter – Councilor Raymond
7. Agency Honors
8. Keynote Speaker
9. LBCC Choir
10. Award of Appreciation
11. Closing Remarks and Invite to Reception

III. Essay Submissions – Staff Member Segui will invite all essay writers to the event and contact the parent/guardian of the winner. Commissioner Shyam will enlarge the winner's essay for the Majestic Lobby. The Commission agreed each participant will receive a \$10.00 gift card to the Book Bin. The Commission chose Essay #5 as the top essay. The winner will be awarded the \$1000 scholarship the night of the event.

IV. Other – Footwise Window – Commissioner Shyam will put together display on Friday, January 6, 2012. The display will remain until January 15, 2012.

V. Meeting adjourned at 5:22pm to January 24, 2012.

CORVALLIS-BENTON COUNTY PUBLIC LIBRARY BOARD MINUTES
January 4, 2012

Board Present	Staff Present
Jacque Schreck, Chair	Carolyn Rawles-Heiser, Library Director
Scott Elmshaeuser, Vice-Chair	Janelle Cook, Senior Administrative Assistant
Mike Beilstein	Andrew Cherbas, Extensions & Technology Manager
Megan Castellano	Mary Finnegan, Adult & Technical Services Manager
Martha Fraundorf	Shaun Hearn, Circulation Supervisor
Leanne Giordono	Curtis Kiefer, Youth Services & Circulation Manager
Corrine Gobeli	Carol Klamkin, Management Assistant
David Low	
Isabela Mackey	
Steve Stephenson	
Excused:	Visitors:
Judith Edelstein and Linda Modrell	None

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Action
Call to Order	7:32 pm	
Visitors' Propositions		None
Minutes: December 7, 2011		Approved
Library Board Packet		None
Director's Report	x	
Budget and Sunday Hours Discussion	x	
Division Manager Reports	x	
Board Reports <ul style="list-style-type: none"> • Friends of the Library Board • Foundation Board 	x	None
Complete the Block Capital Campaign	x	
Information Sharing		None
Adjournment	9:17 pm	

CONTENT OF DISCUSSION

I. CALL TO ORDER

Chair Jacque Schreck called the meeting to order at 7:32 pm.

II. VISITORS' PROPOSITIONS

None.

III. APPROVAL OF MINUTES

Motion: Steve Stephenson moved approval of the December 7, 2011 minutes as submitted. The motion was seconded by Isabela Mackey and passed.

IV. LIBRARY BOARD PACKET QUESTIONS AND COMMENTS

None.

V. DIRECTOR'S REPORT

Carolyn Rawles-Heiser reported the South Benton Library Project has received the funds from the Community Development Block Grant. Seven applications have been received thus far for the Access Services Manager recruitment that closes on January 13. The new lobby carpet was successfully installed with minimal interruption to library services. There is more money in the budget next year designated for carpet replacement as needed. Library Specialist III Nancy Peterson, who has worked for the Library for nearly 30 years, has announced her retirement in March.

VI. BUDGET AND SUNDAY HOURS DISCUSSION

Budget: Carolyn handed out a document she authored to correlate the City Manager's Core Responsibilities to the services the Library provides. This document will be submitted along with the Library's Budget Transmittal. If Board members have any comments on the document, let Carolyn know by next week. In combing through the budget, staff is beginning with this year's budget and working down from there to see where reductions can be made. Department heads are assembling the week of January 16 to collaboratively discuss departmental budgets and possible reductions. The Library has had numerous vacancies in the past year and because new staff have been hired at lower pay rates, this has resulted in significant savings (over \$200,000) for the Library's budget this year. In addition to personnel savings, other identified savings for next year include utility costs due to energy conservation steps the Library has taken, lower online subscriptions costs, and maintenance contracts for the self-check machines. Further details will be provided to the Board once the budget has been more fleshed out. No cuts to staff, the materials budget, or operating hours are currently being proposed. Steve inquired if all City departments are getting together for the collaborative effort or just the general fund departments. Carolyn replied all departments will be meeting together to gain a better understanding of what everyone will be sacrificing to meet budget goals. AFSCME union negotiations are slated to begin again this month since only a one-year contract was agreed was signed.

Sunday Hours: Carolyn opined closing on Sundays has been very unpopular. It has been a major inconvenience for people and it is valid to consider reopening on Sundays. In many ways, the decision to cut Sunday hours made a lot of sense due to janitorial and utility savings, and it was the day the Library was open the fewest hours. On the other hand, the decision has adversely impacted patrons. Also, Sunday is the only day where the parking meters are free. Within existing funding levels, the primary way to possibly consider reopening for four hours on Sundays is to reduce hours elsewhere. Staff compiled some preliminary data on the busiest times during the week. At first blush, it appears Thursday evenings are one of the slower times. Leanne Giordono inquired about extra costs such as janitorial and Carolyn replied the Public Works department has determined some janitorial services scheduled during the week could be swapped for Sunday janitorial service and essentially, janitorial costs would remain unchanged. Jacque wondered if meeting room users could use the rooms during the week even if the Library closes earlier. She stressed the importance of the Library's meeting rooms for the community. Carolyn responded that decision would still need to be made, but may be possible. Both Martha Fraundorf and Scott Elmshaeuser voiced the same concern about being wishy-washy with patrons. They feel it sends a confusing message to take away Sunday hours and then add them back again, and then possibly take them away again with the next round of budget cuts. David Low echoed that sentiment saying, strategically, the decision to cut Sunday hours was the most expedient, well-thought out way to economize at the time and until more money to fund Sunday hours becomes available, it

would be very difficult to reinstate them. Martha concurred saying she thinks Sunday hours would be the easiest enhancement to receive when the financial outlook is brighter. Isabela suggested gathering more representative data before making a final decision in case the December data presented is skewed. Carolyn noted new people counters are being ordered which will provide better automated information. Corrine Gobeli contemplated if a sporadic opening on Sundays such as the first Sunday of every month would be possible. Everyone agreed that was a great idea and Carolyn said yes, that would be one option to consider. Corrine and Jacque summarized the discussion saying the Board as a whole is supportive of reopening on Sundays; however, because of the "below adequate" levels of hours the Library is currently open, and due to the uncertainty of next year's budget, adding Sunday hours by shaving hours elsewhere does not increase service overall. The discussion was ultimately tabled until next month.

VII. DIVISION MANAGER REPORTS

Administration: No report.

Adult & Technical Services: Mary Finnegan said the upcoming Library Specialist III retirement in Technical Services is allowing for job shadow opportunities in that department. Another eBook clinic will be held this Friday. There were 40 people at the last eBook clinic. Reference Librarian Christopher Rumbaugh has submitted his resignation and will be the new Adult Services Manager at Salem Public Library. This was the position Mary previously held before coming to the Corvallis Public Library. The Book-A-Librarian in January program which allows patrons to make a fifteen-minute appointment with a Reference Librarian to ask computer-related questions has attracted three patrons so far. A new microfilm reader arrived today and will be available for patron use in a couple of weeks.

Extensions & Technology: Andrew Cherbas reported there is an interested buyer for the old Bookmobile. He is hopeful, but nothing is official yet and he expects to know more next week. Interviews for the new Community Library Specialist positions in Alsea and Monroe will be scheduled soon. In the meantime, the Extensions staff has been catching up on their to-do lists.

Circulation: Shaun Hearn is ordering a new people counter system this week thanks to a donation from the Friends. It is much more sophisticated than the current system and will aid in gathering better data. A self-check demo unit will ship to the Library in the next couple of weeks. Shaun is very hopeful this machine will be an improved model for Circulation and is excited to have the opportunity to demo the unit before purchasing. Recent staffing changes have created large holes in the Circulation schedule; thus, cross-training opportunities are being offered to Shelves and other interested staff to garner Library Specialist II experience and fill the current gaps in the schedule.

Youth Services: No report.

VIII. BOARD REPORTS

Friends of the Library: The annual cookie exchange was held in December at Jacque's house according to Corrine. The Big Book Sale is slated for the last weekend of February. A motion was approved to donate some of the leftover books from the fifty-cent shelf that would otherwise be recycled to Community Outreach. The Holiday Book Sale was not as successful as last year. A possible reason could be that it was held on the second Saturday of December instead of the first weekend. There were 146 attendees at the December Random Review of *Cascadia's Fault*. It was an excellent presentation by Chris Goldfinger. The next Friends meeting is January 23.

Foundation Board: No report.

IX. COMPLETE THE BLOCK CAPITAL CAMPAIGN

Steve distributed a Complete the Block Capital Campaign appeal letter, bookmark, and donation envelope to all Board members. At a recent Foundation Board meeting, Board member Peter Barnhisel, who has previously been reluctant about asking Board members for donations, suggested the campaign would be more effective if the Foundation could say that all members of each Board (Friends, Foundation, and the Library Board) had contributed financially to support the campaign. In light of this suggestion, Steve invited all

Library Board members to consider contributing. Leanne inquired if the Foundation is planning to purchase this property on its own or if the City has pledged a specific amount as well. Steve replied the Foundation is not counting on any funds from the City given the current economic climate. Carolyn concurred and added the City does support this purchase and understands it would be for future Library development. A few years ago, the City Council signed a first right of refusal agreement that gives the Library a six-month option to purchase the property when it becomes available. The fundraising goal is \$525,000. Mike Beilstein and Martha both inquired about the Foundation's current asset value and Carolyn replied it is around one million dollars, the vast majority of which was received from the Loomis bequest. According to Steve, about half of those funds are discretionary. Jacquie emphasized the Foundation is pulling together this campaign on their own without hiring outside consultants, thus saving money in the long run. She also suggested giving to the Foundation in honor of a friend of loved one (instead of giving them a material gift) would be a great way to recognize someone. David inquired if there is a time frame for Board members to respond. Steve said within the next month or so would be appreciated. Leanne asked what the plans are for the property once it is purchased. Carolyn replied that is a good question and it is likely the current office space would continue to be rented until needed for future Library expansion.

X. INFORMATION SHARING

None.

XI. ADJOURNMENT

The meeting was adjourned at 9:17 pm.

NEXT MEETING: February 1, 2012 at 7:30 pm

MEMORANDUM

To: City Council Members
From: Julie Jones Manning, Mayor 
Date: January 30, 2012
Subject: Confirmation of Appointments to Advisory Boards, Commissions, and Committees

As you know, at our last regular meeting I appointed the following persons to the advisory boards, commissions, and committees indicated for the terms of office stated:

Board of Appeals

Charles Fletcher
Term expires June 30, 2014

Committee for Citizen Involvement

Elizabeth Foster
Term expires June 30, 2013

Downtown Commission Parking Committee

Steve Uerlings
Term expires June 30, 2012

I ask that you confirm these appointments at our next Council meeting, February 6, 2012.

MEMORANDUM

To: City Council Members

From: Julie Jones Manning, Mayor

Date: February 1, 2012

Subject: Vacancy on Advisory Boards, Commissions, and Committees



Don Williams has resigned from the Parks, Natural Areas, and Recreation Board due to a work relocation out of the area. Don's term on the Board expires June 30, 2013.

Helen Ellis has resigned from the Citizens Advisory Commission on Civic Beautification and Urban Forestry. Helen represented the garden clubs or plant societies. Her term on the Board expires June 30, 2012.

I would appreciate your nominations of citizens to fill these vacancies.

MEMORANDUM

To: City Council Members
From: Julie Jones Manning, Mayor 
Date: January 30, 2012
Subject: Appointments to Advisory Boards, Commissions, and Committees

I am appointing the following persons to the advisory boards, commissions, and committees indicated for the terms of office shown:

Capital Improvement Program Commission

Scott Carroll
Term expires June 30, 2014

As Director of Plant Engineering at Good Samaritan Regional Medical Center, Scott deals with large capital projects. He will represent the general public on the Commission.

Committee for Citizen Involvement

Joan Demarest
Term expires June 30, 2014

Joan is involved in many community organizations and activities.

Alex Kilian
Term expires June 30, 2014

Alex is interested in sustainable growth in Corvallis and would like to be more involved in the community. His background involves business and healthcare.

Selena Parnon
Term expires June 30, 2013

Selena is a senior at Crescent Valley High School and would like to increase her current community volunteer activities (Library, Stone Soup, Arts Center). She is interested in public service.

City Council Members
Appointments to Advisory Boards, Commissions, and Committees
January 30, 2012
Page 2

Public Art Selection Commission

William (Bill) Laing
Term expires June 30, 2012

Bill is a member of the Arts Center's Board of Directors and a fine art photographer.

I will ask for confirmation of these appointments at our next Council meeting, February 21, 2012.

1006

Memorandum

To: Mayor and City Council

From: Ken Gibb, Community Development Director 

Date: January 26, 2012

Subject: Schedule a Public Hearing - Johnson Carriage House
(HPP11-00033)

On January 10, 2011, the Historic Resources Commission denied a Historic Preservation Permit application (HPP11-00033) regarding the Johnson Carriage House, located at 612 SW Second Street in the Avery-Helm National Register Historic District. On January 23, 2012, the applicant submitted an appeal of the decision to the City Recorder and Planning Division staff.

The City Council is asked to schedule a public hearing on Tuesday, February 21 to consider the subject appeal.

MEMORANDUM

TO: Mayor and City Council

FROM: Mary Steckel, Interim Public Works Director 

DATE: January 13, 2012

SUBJECT: Marys Peak Communication Site Lease Agreement

ISSUE

City Council authorization is required for the City Manager to execute a lease agreement (Attachment A) with Consumers Power to occupy a telecommunications site on city-owned property on Marys Peak.

BACKGROUND

The City of Corvallis owns a parcel of property off the West Point Spur Road on Marys Peak. For more than 30 years, sections of the property have been leased out to different telecommunications companies. There are currently five commercial tenants and one non-profit entity occupying the property. Each tenant pays an annual rent based on the square footage of the ground leased and on the number of radio and microwave frequencies being broadcast at the site.

DISCUSSION

The site Consumers Power seeks to lease occupies 20,297 square feet and includes a building and antenna structure. The site is currently leased to Peak Telecommunications. Peak has submitted a letter requesting termination of its existing lease effective upon Consumers Power obtaining a lease for the site.

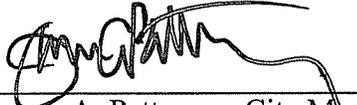
Consumers Power already leases a much smaller and less improved site from the City on Marys Peak and has been a good tenant. Consumers Power plans to leave their current site in a couple years once they transition all their communications equipment to the new leased area.

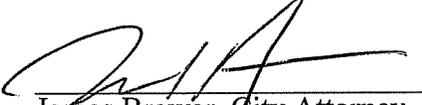
The new ten-year renewable lease agreement with an effective date of March 1, 2012 is consistent with other Council-approved Marys Peak leases except that the initial term of the lease is ten years rather than five. The ten-year term was incorporated at the request of Consumers Power to ensure they can lease the site long enough to recoup planned capital investments at the site. The minimum annual rent is \$11,366.32 that is adjusted annually according to the number of microwaves/radio frequencies in use and increased based on the Consumer Price Index.

RECOMMENDATION

The City Council grant authority to the City Manager to sign a public property lease agreement with Consumers Power for a communications site on Marys Peak.

Review and concur:


James A. Patterson, City Manager


James Brewer, City Attorney

Attachments:
Attachment A - Consumers Power Lease Agreement

LEASE AGREEMENT

THIS LEASE, made this March 1, 2012, is by and between the City of Corvallis, an Oregon municipal corporation, hereinafter referred to as the Lessor, and Consumers Power Inc., an Oregon corporation hereinafter referred to as the Lessee.

1. PREMISES. Lessor, in consideration of the terms, covenants, and agreements contained herein, does hereby lease to the Lessee the following described real property located on the west ridge of Marys Peak:

A tract of land in the south 1/2 of the southwest 1/4 of Section 20, Township 12 South, Range 7 West of the Willamette Meridian, Benton County, Oregon. Beginning at a 3-inch aluminum cap at the corners to Sections 19, 20, 29, and 30, Township 12 South, Range 7 West of the Willamette Meridian, Benton County Oregon; thence North 66 55'39" East, 992.77 feet to the True Point of Beginning; thence North 01 34'45" East, 145.00 feet; thence South 89 20'44" East, 140.00 feet; thence South 01 34'45" West, 145.00 feet; thence North 89 20'44" West, 140.00 feet to the True Point of Beginning, containing 20,297 square feet.

Lessee takes the described land in its present condition without any duty or obligation by Lessor to perform any act or do anything to make the described land usable or suitable for the Lessee's operations.

2. TERM. Lessee shall have the right to possession, use, and enjoyment of the leased property for a period beginning March 1, 2012 and ending February 28, 2022, subject to the terms and conditions of this lease agreement. The term of this lease may be extended for two additional five-year period, provided Lessee notifies Lessor in writing at least sixty (60) days prior to the expiration date of this lease. Any extension shall be at the full prime rental rate then in effect.

3. RENT.

(a) Rental Rate. Lessee shall pay (1) or (2) as annual rent for each year of this agreement, whichever is greater:

- (1) The sum of \$0.56 per square foot of land leased; \$184.10 per radio frequency; and \$368.08 per microwave beam path; or
- (2) A \$2,209.13 minimum.

(b) Sublease Rent. In addition to Lessee's rent, Lessee agrees to pay annual rent for each of its sublessees, if any, based on the charges as listed in 3.a.1 or 2, whichever is greater.

(c) Payment Terms. The first rental payment shall be paid on March 1, 2012 and continuing on the first day of May for each year thereafter during the term of this lease. Rental payments are to be made payable to the City of Corvallis and are to be delivered in person or mailed to Lessor at the address given in Section 19 of this lease.

(d) Adjustment. At Lessor's option, the rental rate may be adjusted annually using the Consumer Price Index West-A, utilizing the previous January 1 through December 31 average.

(e) Arrearage. Any installment of rent accruing under the provisions of this lease that shall not be paid when due shall bear interest at the rate of ten (10) percent per annum from the date when the same was payable by the terms hereof, until the same shall be paid by Lessee.

(f) Collection of Less than Annual Rent. No payment by Lessee or receipt by Lessor of an amount less than the annual rent herein stipulated shall be deemed to be other than on account of the stipulated rent, nor shall any endorsement on any check or any letter accompanying such payment of rent be deemed an accord and satisfaction, but Lessor may accept such payment without prejudice to Lessor's rights to collect the balance of the rent due.

4. USE OF THE PROPERTY.

(a) Structures Owned by Lessor. The Lessor owns no structures at the site.

(b) Permitted Use. The property shall be used for establishing and operating an electronic-communications facility. The property shall not be used for any other purpose without the written consent of Lessor. Lessor's consent shall not be unreasonably withheld but may be conditioned on the Lessee's compliance with reasonable restrictions and requirements for the protection of the property and the protection of the public.

At the time of this lease, the leased premises accommodates stations on the following frequency:

FREQUENCY	STATION TYPE	
6875-6900 MHz	306 ⁰	Microwave
6875-6900 MHz	33 ⁰	Microwave
7025-7050 MHz	33 ⁰	Microwave
6950-6975 MHz	33 ⁰	Microwave
7050-7075 MHz	33 ⁰	Microwave
6925-6950 MHz	306 ⁰	Microwave
7000-7025 MHz	306 ⁰	Microwave
6950-6975 MHz	306 ⁰	Microwave
7000-7025 MHz	306 ⁰	Microwave
7100-7125 MHz	30 ⁰	Microwave
6720-6730 MHz	30 ⁰	Microwave
6975-7000 MHz	30 ⁰	Microwave

It is hereby understood and agreed that should the Lessee or any of its sublessees wish to alter the level of its present operation, Lessee must notify Lessor in writing, prior to such alteration. Lessor shall review the request for approval within 30 days of receipt. Lessee agrees to furnish to Lessor, within thirty (30) days of the date of this lease, a copy of the license granted to Lessee by the Federal Communications Commission.

(d) Conformance with Laws. Lessee shall conform to all applicable laws and regulations, municipal, state, and federal, affecting the premises and the use thereof.

(e) Nuisance. Lessee shall not use or permit the use or occupancy of the property for any

illegal purpose, or commit or permit anything which may constitute a menace or hazard to the safety of persons using the property, or which would tend to create a nuisance.

(f) Hazardous Materials. Lessee shall not store or handle on the premises or discharge onto the property any hazardous wastes or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, and as further defined by state law and Corvallis Municipal Code, Title 4 Sanitation as amended, except upon prior written notification to Lessor and in strict compliance with rules and regulations of the United States and the State of Oregon and in conformance with the provisions of this lease.

(g) Roads. Lessee shall be entitled to reasonable use for its purposes of the roads now existing and serving the leased property. Such access roadway is located and constructed upon and across the south half of the Southwest 1/4 of Section 20, Township 12 South, Range 7 of the West Willamette Meridian, Benton County, Oregon. Lessor may locate and relocate roads as desirable so long as reasonable and adjacent access is provided to Lessee. Lessee shall have the right, but not the duty, to, at all times, repair and maintain the existing roadway as described above. Lessee shall pay the entire cost of maintaining any portion of said roadway which is used solely by Lessee.

(h) Underground Utilities. As a condition of entering into this lease, Lessee shall submit to Lessor as-built drawings of any and all new underground utilities to be placed upon the premises, and installation of said utilities shall only take place with prior approval of Lessor.

5. COMPLIANCE WITH APPLICABLE COMMUNICATION LAWS. Lessee shall install, operate, and maintain its equipment in accordance with applicable rules and regulations of the Federal Communications Commission and any other applicable enforcement agencies.

6. COMPATIBILITY WITH OTHER USES. It is Lessor's intent to minimize the number of structures occupying its Marys Peak property while maximizing the use of the property to meet the demand for communication facilities. To that end, the parties agree as follows:

(a) Adjacent Property. Lessor may grant or lease to others the right to use unoccupied real property on the west ridge of Marys Peak for communication purposes if that simultaneous use by others does not interfere with Lessee's use of the premises.

(b) Subletting Lessee's Leased Property.

(1) Lessee shall sublease the leased premises and/or facilities to non-profit organizations under terms and conditions approved by Lessor if that simultaneous use by others does not interfere with Lessee's use of the premises.

(2) Lessee shall sublease the leased premises and/or facilities to other organizations under reasonable terms and conditions negotiated between the Lessee and sublessee if that simultaneous use by others does not interfere with Lessee's use of the premises.

7. ALTERATIONS AND IMPROVEMENTS.

(a) Right to Construct. The Lessee, at its own expense, may construct structural improvements on the leased property, subject to Lessee's compliance with all applicable City, County, and State laws and regulations and issuance of necessary building permits. Any new construction or improvements shall be approved prior to construction by local representatives of the United States Forest Service, Benton County Planning Department, and the City of Corvallis. All sanitary facilities shall be constructed in such a manner as complies with all applicable codes and regulations. Lessee shall cooperate with the United States Forest Service, Benton County Planning Department, and the City of Corvallis in painting buildings and equipment on the described land in such a manner that the buildings and equipment will blend with the landscape. Improvements shall be maintained in a reasonable and satisfactory condition. Lessee shall ensure improvements do not cause interference with other existing (at the time improvements are made) communication sites on the Lessor's property on Marys Peak. If interference is observed as a result of improvements, the Lessee will remove the source of the interference.

(b) Alterations to Property Owned by the Lessor. Written approval from the Lessor is required to remove or make alternations to property owned by the Lessor as listed in Section 4(a).

(c) Ownership of Improvements. Title to all buildings and improvements constructed by Lessee during the term of this lease or a prior lease shall be in Lessee's name and may be removed by the Lessee at will. Lessee shall have the right to enter the premises during the sixty-day period following termination of this lease to remove any of its property, including buildings or other improvements, on the leased premises. If, after sixty days after termination of the lease, any of said property remains on the premises, Lessor may retain the property, or, at its option, remove the property at the Lessee's expense.

8. ENTRY ON PROPERTY.

(a) Right to Inspect. Lessor shall have the right to enter the property at any reasonable time or times to examine the condition of the premises or Lessee's compliance with the terms of this lease.

(b) Access. Lessor retains the right to enter the leased premises at any reasonable time or times to repair or modify Lessor's utilities located upon the property or to conduct repairs or other work on the property.

9. ASSIGNMENT AND SUBLETTING. Lessee shall not assign this lease or sublet any portion of the leased property without the prior written consent of the Lessor; but Lessor shall not unreasonably withhold its consent provided that the rent for sublessee is paid as provided in Section 3 of this lease and sublease agrees, in writing to comply with all other terms and conditions of this lease.

10. LIENS. Lessee shall promptly pay for any material and labor used to improve the leased property and shall keep the leased property free of any liens or encumbrances.

11. TAXES. The Lessee shall promptly pay all real and personal property taxes levied upon the

leased premises during the tax year that they become due. Lessee shall not permit a lien for other than the current year's taxes to be placed on the leased property. If Lessee applies for and is granted an exemption from real property taxes by a taxing agency, resulting in a refund to Lessor, Lessor agrees to remit said refund to Lessee.

12. INSURANCE.

(a) Coverage Requirements. The Lessee shall purchase and maintain general liability insurance that provides at a minimum premises and operations coverage. The limit of liability shall be no less than the amounts specified in the Oregon Tort Claims Act, ORS 30.260 to 30.300 as presently constituted or hereafter amended. In addition, if the insurance policy contains an annual aggregate limit, the aggregate shall not be less than \$1,000,000. The policy shall name the City of Corvallis, its officers, agents, and employees as an additional insured.

(b) Certificate of Insurance. At the time that this lease is signed, the Lessee shall provide to Lessor a certificate of insurance complying with the requirements of this section. A current certificate shall be maintained at all times during the term of this lease. The certificate shall provide that the insurance company give written notice to Lessor at least 15 days prior to cancellation or any material change in the policy(ies). Failure to maintain any insurance coverage required by this lease shall be cause to initiate termination proceedings of this lease by Lessor.

13. HOLD HARMLESS.

(a) General. Lessee shall at all times indemnify, protect, defend, and hold the City of Corvallis, its officers, agents, and employees harmless from any claims, demands, losses, actions, or expenses, including attorney's fees, to which Lessor may be subject by reason of any property damage or personal injury arising or alleged to arise from the acts or omissions of the Lessee, its agents, or its employees, or in connection with the use, occupancy, or condition of the property.

(b) Environmental Protection. The Lessee shall be liable for, and shall hold Lessor harmless from, all costs, fines, assessments, and other liabilities arising from Lessee's use of the premises resulting in the need for environmental cleanup under state or federal environmental protection and liability laws, including, but not limited to, costs of investigation, remedial and removal actions, and post-cleanup monitoring arising under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601 to 9675, as presently constituted or hereafter amended.

14. NONDISCRIMINATION. The Lessee agrees that no person shall be excluded from participation in the use of the premises on the basis of race, religion, religious observance, citizenship status, gender identity or expression, color, sex, marital status, familial status, citizenship status, national origin, age, mental or physical disability, sexual orientation, or source or level of income in the use of the premises.

15. WAIVER OF BREACH. A waiver by Lessor of a breach of any term, covenant, or condition of this lease by the Lessee shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition of the lease.

16. DEFAULT.

(a) Declaration of Default. Except as otherwise provided in this lease, the Lessor shall have the right to declare this lease terminated and to re-enter the property and take possession upon either of the following events:

(1) Rent and Other Payments. If Lessee fails to pay any rent due under this lease for a period of 60 days after that rent is due; or

(2) Other Obligations. If any other default is made in this lease and is not corrected after 60 days written notice to the Lessee. Where the default is of such nature that it cannot reasonably be remedied within the 60-day period, the Lessee shall not be deemed in default if the Lessee proceeds with reasonable diligence and good faith to effect correction of the default.

(b) Court Action. It is understood that either party shall have the right to institute any proceeding at law or in equity against the other party for violating or threatening to violate any provision of this lease. Proceedings may be initiated against the violating party for a restraining injunction or for damages or for both. In no case shall a waiver by either party of the right to seek relief under this provision constitute a waiver of any other or further violation.

17. TERMINATION.

(a) Termination Upon 60 Day's Default. In the event of any other default under Section 16 of this lease, the lease may be terminated at the option of Lessor upon 60 days written notification to the Lessee.

(b) Surrender Upon Termination. Upon termination or the expiration of the term of the lease, the Lessee shall quit and surrender the property to Lessor in as good order and condition as it was at the time the Lessee first entered and took possession of the property under this or a prior lease, usual wear and damage by the elements excepted.

(c) Restoration of Property. Upon termination or expiration of this lease or Lessee's vacating the premises for any reason, the Lessee shall, at its own expense, remove and properly dispose of all tanks, structures, and other facilities containing waste products, toxic, hazardous, or otherwise, which exist on the leased property or beneath its surface. Lessee shall comply with all applicable state and federal requirements regarding the safe removal and proper disposal of said facilities containing waste products. If the Lessee fails to comply or does not fully comply with this requirement, the Lessee agrees that Lessor may cause the waste products and facilities to be removed and properly disposed of, and further agrees to pay the cost thereof with interest at the legal rate from the date of expenditure.

(d) Holding Over. No holding over upon expiration of this lease shall be construed as a renewal thereof. Any holding over by the Lessee after the expiration of the term of this lease or any extension thereof shall be as a tenant from month to month only and not otherwise at the full prime rental rate then in effect.

18. ATTORNEY FEES. If any suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover, in addition to damages and costs, such sum as the trial court or appellate court, as the case may be, may adjudge reasonable as attorney fees.

19. NOTICE. When any notice or anything in writing is required or permitted to be given under this lease, the notice shall be deemed given when actually delivered or 48 hours after deposited in the United States mail, with proper postage affixed, directed to the following address:

Lessor:

City of Corvallis
Public Works Department Attn: Administrative Division
Post Office Box 1083
Corvallis, Oregon 97339

Lessee:

Consumers Power Inc.
PO Box 1180
Philomath, OR 97370

20. SUCCESSORS IN INTEREST. All of the terms, covenants and conditions contained herein shall continue and bind all successors in interest of Lessee.

21. HEADINGS. The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this lease agreement.

IN WITNESS WHEREOF, the parties hereto have executed this lease the date and year first written above.

CITY OF CORVALLIS, OREGON

CONSUMERS POWER INC.

By: _____
Title: City Manager
Date:

By: _____
Title:
Date:

Attest:

Kathy Louie, City Recorder

Approved as to form:

James Brewer, City Attorney



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

January 27, 2012

The Honorable David Kappos
Under Secretary of Commerce for Intellectual Property
Director of the U.S. Patent and Trademark Office
PO Box 1450
Alexandria, VA 22313

Dear Director Kappos:

On behalf of the City of Corvallis, Oregon, I am pleased to submit this letter of support for locating a satellite office of the U.S. Patent and Trademark Office in Oregon.

Thanks to the major presence of both Oregon State University and Hewlett-Packard, Corvallis consistently ranks at or near the top of the list of cities receiving the greatest number of patents. This culture of innovation has earned Corvallis recognition as "America's most innovative city" after scientists at Los Alamos National Laboratories developed a means of evaluating the criteria equally regardless of city size. (Their findings were published in the Nov. 10, 2010 issue of the academic journal PLoS One.)

For our city of 55,000, this means that our entire economic development strategy is based on leveraging discovery and innovation and coupling it with business and government support to foster successful commercial enterprises and new jobs. This success is often highly dependent on the "time to market" factor that would be greatly enhanced with an Oregon-based patent office.

Additionally, Oregon's recent trend in attracting investor interest and venture capital is impressive, with more than \$120 million in capital raised over the past two years. Oregon State University has also seen its federal research support growing, and its enhanced emphasis on fostering commercialization is resulting in unprecedented success in developing new businesses in promising areas including renewable energy, food processing and production, climate study and engineering-related technology.

Simply stated, locating a patent office in Oregon would accomplish your primary goal of bringing patent services closer to a large number of applicants, resulting in improved service and an expedited time to market. Additionally, it would complement a growing trend of population movement westward, as individuals seek a unique quality of life in a place that offers scenic beauty, easy access to recreational and cultural opportunities, a large pool of young, well-educated professionals, good schools, access to capital, and local and state governments who are highly supportive of their endeavors.

I encourage you to give Oregon your favorable consideration. We stand ready to assist you with this effort.

Sincerely,

Julie Jones Manning
Mayor, City of Corvallis

A Community That Honors Diversity



[Date Prev][Date Next][Thread Prev][Thread Next][Date Index][Thread Index]

Fwd: Food Tour

- To: Biff Traber <biff.traber@xxxxxxxxxxxx>, Dan Brown <dbrown1944@xxxxxxxxxxxx>, Hal Brauner <halb382@xxxxxxxxxxxx>, Jeanne Raymond <raymondj@xxxxxxxx>, Joel Hirsch <joelhirsch@xxxxxxxx>, Julie Manning <Juliem@xxxxxxxxxxxx>, Mike Beilstein <mikebeilstein@xxxxxxxx>, Richard Hervey <r.e.hervey@xxxxxxxx>, Roen Hogg <roen.hogg@xxxxxxxx>
- Subject: Fwd: Food Tour
- From: "Mark O'Brien" <elect.obrien@xxxxxxxx>
- Date: Mon, 30 Jan 2012 14:33:53 -0800
- Authentication-results: mr.google.com; spf=pass (google.com: domain of elect.obrien@xxxxxxxx designates 10.152.129.226 as permitted sender) smtp.mail=elect.obrien@xxxxxxxx; dkim=pass header.i=elect.obrien@xxxxxxxx
- Cc: "Patterson, Jim" <jim.patterson@xxxxxxxxxxxxxxxx>, "Steckel, Mary" <mary.steckel@xxxxxxxxxxxxxxxx>, Ward 1 Email <ward1@xxxxxxxxxxxxxxxxxxxxxxxx>

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

From: **Mark O'Brien** <elect.obrien@xxxxxxxx>
 Date: Mon, Jan 30, 2012 at 2:29 PM
 Subject: Food Tour
 To: Mark O'Brien <elect.obrien@xxxxxxxx>

January 20, 2012

To: Mayor and City Council

From: Council President Mark O'Brien

Subject: Benton County Flood Tour

I will not be in attendance at our meeting on February 6th meeting. I wanted to provide a brief update for your information.

Last week I participated in a rolling tour of damage resulting from this month's severe rain and flooding event. The tour was presented by Benton County and included stops within and outside Corvallis city limits. An important goal of the tour was to allow our federal representatives an opportunity to view impacts first-hand, allowing them to better convey our financial hardship to F.E.M.A. Attendees were also able to develop a clearer understanding about the importance of a well coordinated and executed response by local officials in mitigating

harm to life and property.

I'm attaching the trip itinerary, trip map and a link to a GT article about the tour. Additional information should be sought from the Interim Public Works Director.

Cheers,

Mark O'Brien

Council President

http://www.gazettetimes.com/news/local/representatives-tour-flood-damage-in-county/article_902404c2-495d-11e1-b409-0019bb2963f4.html

--
"All you need for a happy life is good health and a bad memory" David Feherty

Attachment: Benton County Flood Tour Itinerary.doc
Description: MS-Word document

Attachment: tour map.pdf
Description: Adobe PDF document

-
- **Follow-Ups:**
 - **Re: Food Tour**
 - *From:* Mark O'Brien
 - Prev by Date: **High School Career Convention**
 - Next by Date: **Re: Food Tour**
 - Previous by thread: **High School Career Convention**
 - Next by thread: **Re: Food Tour**
 - Index(es):
 - **Date**
 - **Thread**

Select Language 

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501 SW Madison Ave. PO Box 1083 Corvallis, OR 97339-1083 ph: 541-766-6900 Fax: 541-766-6936

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**Benton County/City of Corvallis
Flood Tour Itinerary**

Avery Complex
360 SW Avery Avenue, Corvallis
Friday, January 27, 2012
1:00 p.m. – 4:00 p.m.

12:45 p.m. Meet at Avery Complex

1:00 p.m. Depart

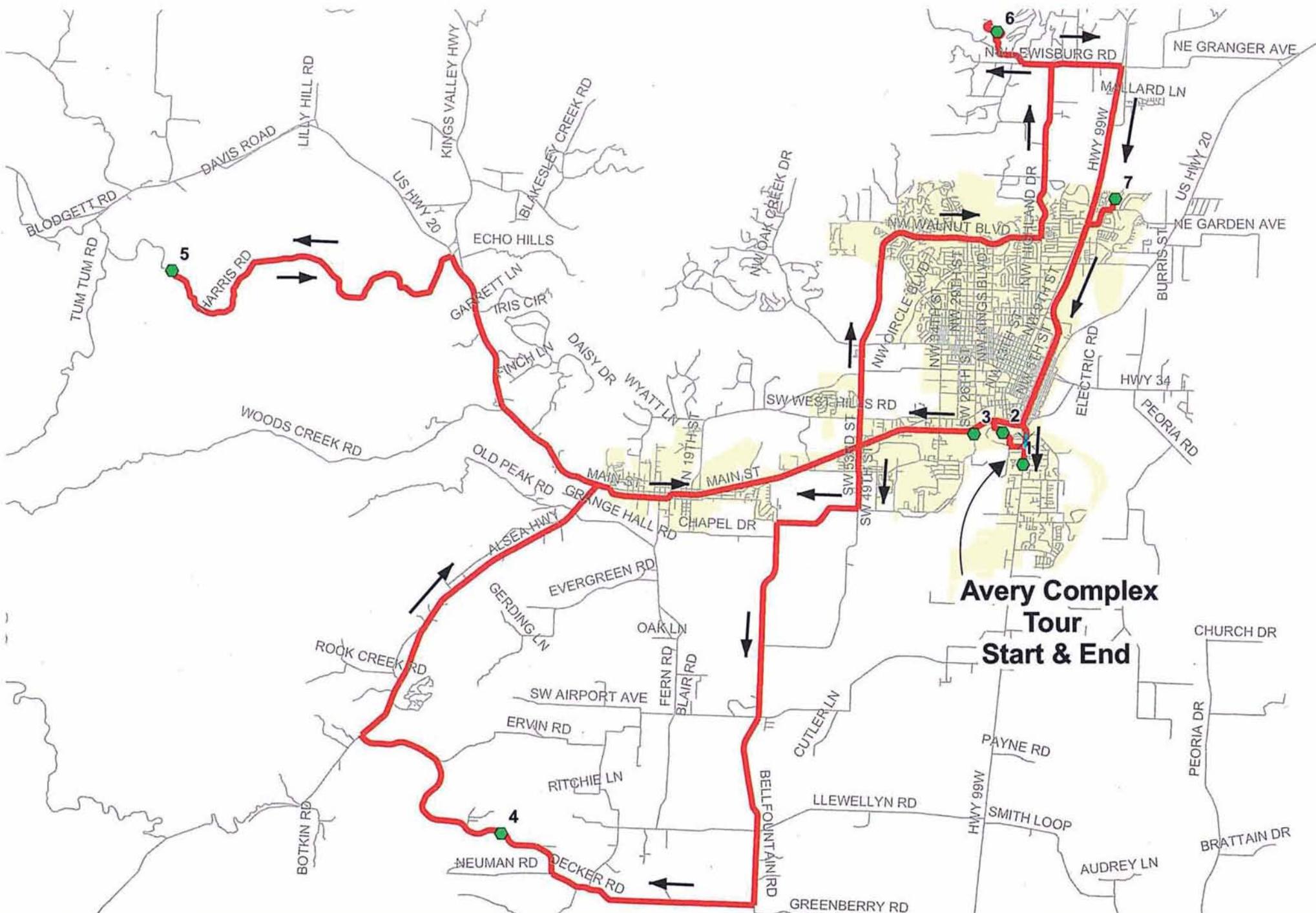
Please see the attached document for the route through the City of Corvallis and the County to look at areas impacted by the floods.

Green dots mark the following locations:

- Mill Race flooding
- Avery Park flooding
- Brooklane Drive flooding
- Decker Road slide damage
- Harris Road Steel Bridge damage from tree
- Rosewood Drive slide damage
- Lancaster Street flooding

4:00 p.m. Return to Avery Complex (*time is approximate*)

Please remember to dress down (*jeans and boots are encouraged*).



2012 EMERGENCY ROAD TOUR



Damage report

GT 1-28-2012

Reps for Oregon's congressional leaders see flood aftermath

BY EMILY GILLESPIE
CORVALLIS GAZETTE-TIMES

Representatives for members of Oregon's congressional delegation joined Benton County and Corvallis officials Friday in a tour of places hardest-hit by last week's flooding.

Heavy rains began Jan. 17 and continued for two days — including a record-breaking 4.02

inches of rain that fell in the 24 hours before 8 a.m. Thursday, Jan. 19.

The rains resulted in a record flooding for the Marys River and flooding worse on the Alsea River than in the flood of 1996. In addition to inundated major roads, last week's flood triggered landslides and sent trees toppling. One woman had to be rescued from the roof of her car when it was swept into a flooded creek near Monroe.

In Albany in neighboring Linn County, an 18-year-old mother and her 20-month-old son died

SEE **DAMAGE** | A6



ANDY CRIFE | CORVALLIS GAZETTE-TIMES

Mary Steckel, interim public works director for the City of Corvallis, describes how Mill Race Creek blocked Highway 99W where it intersects Lilly Avenue during a Friday afternoon bus tour of flood-related damage in Corvallis and Benton County.

TALE OF TWO FLOODS

	1996	2012*
Overall damage	\$3,181,177	\$10,422,981
Housing	\$290,000	\$4,201,480
Public infrastructure	\$1,485,177	\$4,791,501
Agricultural damage	\$1,250,000	\$1,250,000
People who applied for FEMA assistance	170	101
Evacuations	400-500	90-120
Individuals sheltered	170	0

* preliminary figures

Damage: Floods

Continued from front page

Jan. 18 when the car in which they were riding was swept from a flooded parking lot into a creek. A 5-year-old boy who also was in the car remains in a coma in a Portland hospital.

The delegates made the tour so they could provide eyewitness accounts when seeking federal emergency funds back in Washington, D.C. What they saw made an impression.

"How did this one tree cause this much damage?" wondered Juine Chada, a field representative for U.S. Sen. Ron Wyden, as she surveyed the flattened metal supports of the Harris Bridge between Wren and Blodgett. "That's just astonishing."

Field representatives for Sen. Wyden and Reps. Kurt Schrader and Peter DeFazio also attended the bus tour. Preliminary data of the damage to public and private property totals more than \$10 million, according to county records.

The tour also drove through south Corvallis, which was cut off from the rest of the city Jan. 18 when Third Street was flooded, closing the street at the Highway 34 overpass just as people were trying to get home from work. Many simply parked downtown and walked.

"We're looking to alleviate whatever problem caused that flooding," said Mary Steckel, Corvallis' interim public works director. She pointed out that south Corvallis' only grocery store is the First Alternative Co-op, and there aren't many detour options to connect neighborhoods with the rest of the city: "We need to keep those main arteries open."

Steckel said the city is collaborating with the Oregon Department of Transportation to find a solution to the drainage systems in south Corvallis.

Most of the damage, however, happened in the county. Friday, nine sections of road remained closed by high water, and many fields and low-lying areas remained flooded.

Benton County Public

Works Director Roger Irvin said that repairs to the Harris Bridge will cost an estimated \$1.75 million. Repairs to Decker Road, which is limited to one lane near Neuman Road, will cost about \$1 million.

On Rosewood Lane in the Vineyard Mountain area north of Corvallis, officials saw a two-story house that had slid off its foundation due to a landslide.

"A tree is what is basically keeping the house from going down the hill," said Mary King, Benton County's emergency program manager.

King said that the county's landslide data is outdated. A more recent survey of the area showed it is susceptible to landslides. During the height of last week's emergency, 22 residents in the area were evacuated because of landslide danger.

"We're concerned about assisting these people on what they should do," King said.

Rep. Schrader, who sent a field representative on the tour in his stead, said during a phone conversation later in the day that he was aware of Benton County's plight.

"In the storm overall, (Corvallis) was ground zero," Schrader said. "It was pretty devastating. Fortunately it was a milder version of 1996."

Schrader said he could not attend the Benton County tour because he was on a tour of damage done to Marion County, which also was hard-hit. But once he assesses all the damage reports, Schrader said, he would work with Gov. John Kitzhaber to apply for federal assistance.

Schrader said he also wanted to take preventative action against future events.

"The data that define the flood plain is outdated. We need to update that material and understand what is going on underground," he said. "We have an opportunity to learn from this and provide better flood control."

Emily Gillespie can be reached at 541-758-9548 or emily.gillespie@gazettetimes.com.

COUNCIL REQUESTS

FOLLOW-UP REPORT

FEBRUARY 2, 2012

1. Stop Sign at SW Ninth Street and SW Washington Avenue (Beilstein)

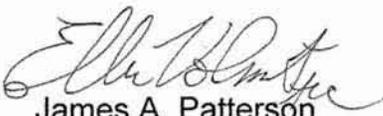
Councilor Beilstein was contacted by a citizen with a concern about safety at the intersection of SW Ninth Street (Ninth) and SW Washington Avenue (Washington). This is a T-intersection with stop signs on the Ninth southbound approach and the Washington westbound approach. The eastbound approach of Washington is uncontrolled (see picture). The citizen requested a review of the site to see if a three-way stop would provide more safety.

Engineering Division staff analyzed the intersection for a three-way stop, using the guidance provided in the Manual on Uniform Traffic Control Device (MUTCD), a compilation of accepted traffic engineering practices, in keeping with the direction provided by Corvallis Municipal Code 6.10.020.030.

The criteria used by the MUTCD to determine if a multi-way stop is warranted are accident history, traffic volumes, restriction in sight distance, and excessive speeds. Based on Engineering Division's review of the intersection, none of these criteria are met; therefore, a multi-way stop is not appropriate at this site.

In addition to the criteria review, the MUTCD does allow for engineering judgement when considering placement of stop or yield signs. A stop sign should be installed controlling the direction that conflicts the most with established pedestrian crossing activity or school walking routes for two roadways with relatively equal volume and the same characteristics. In this intersection, the street with the higher likelihood of being crossed by pedestrians is Ninth, as pedestrians are most probably traveling east/west between the Oregon State University campus and Downtown along Washington. Based upon this consideration, the MUTCD would suggest having only one stop sign at the intersection: the one on Ninth. This would result in removal of the stop sign currently on the westbound approach of Washington.

Staff's recommendation is that the MUTCD guidance be followed and the stop sign on Washington be removed. However, staff will await direction from the City Council before making any change at this intersection.


James A. Patterson
City Manager



SW WASHINGTON AVE

SW 9TH ST

STOP

STOP

SW WASHINGTON AVE

440

437

435

445

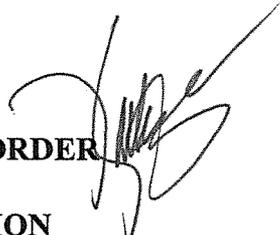
CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS

Council Request Item	Requested By	Date of Request	CM Report Due Date	Assigned to	Response in CM Rpt No.	Comments
Stop Sign at SW Ninth Street and SW Washington Avenue	Beilstein	01-17-12	02-14-12	Steckel	CCR 02-02-12	

*** MEMORANDUM ***

FEBRUARY 2, 2012

TO: MAYOR AND CITY COUNCIL
FROM: KATHY LOUIE, ASSISTANT TO CITY MANAGER/CITY RECORDER
SUBJECT: PROSPECTIVE PETITION FILING OF AN ADVISORY QUESTION



A Prospective Petition for an advisory question to support a Constitutional Amendment regarding campaign contributions and status of artificial entities was filed on February 1, 2012 by sponsoring organization, the Corvallis Area Move to Amend. The Chief Petitioners are Robert Ozretich, Geoffrey Fletcher, and Ralph Bolger, Jr.

Corvallis Municipal Code Chapter 1.10 (Advisory Question) allows for submission of an advisory question to the voters if it conforms substantially to the requirements of an initiative process. Deputy City Attorney Jim Brewer and I agreed that conforming substantially to an initiative process would include, but not be limited to, proper filings of paperwork by Petitioners, ballot title preparation, ballot title publication, and signature gathering.

We met with members of the organization in mid-January and discussed the Municipal Code's intent and advisory question filing requirements. The Petitioners have indicated that they intend to follow the filing requirements outlined in the attached election timeline.

Section 1.10.030 specifies the Council's responsibility to consider the request within a reasonable time including any editing or review of the advisory question. Section 1.10.040 allows the Council to require the Petitioners to pay an amount of money to defray election costs. James Morales, Benton County Clerk, has requested that Council consider a fee, paid by the Petitioners, to reimburse the County and help defray the cost of the advisory question.

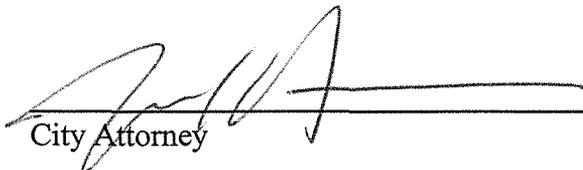
The Petitioners plan to address the Council during Visitors' Propositions next Monday. Attached for your information is the Prospective Petition, the election timeline, and Municipal Code Chapter 1.10.

Staff plans to work with the Petitioners and follow the timeline and requirements for a November 2012 election. Council action on this advisory question measure will be necessary if sufficient signatures are obtained and verified.

Review and Concur:


City Manager

Review and Concur:


City Attorney

Attachment

Mon, March 12 Assistant to City Manager/City Recorder reviews the text, cover and signature sheets; and notifies the Chief Petitioners in writing to approve circulation and collection of signatures

[Need to contact State Elections Division to confirm that Statement of Organization is filed]

Mar 12 - June 26 ? Chief Petitioners collect signatures

Wed, June 27 ? Chief Petitioners file signature sheets with Assistant to City Manager/City Recorder; submit a completed "Statement One or More / No Petition Circulators will be Paid" (SEL 301), and a letter stating the total number of signatures submitted

Thurs, June 28 Assistant to City Manager/City Recorder forwards signature sheets to Benton County Elections for verification

July 3 - July 13 Benton County Elections verifies signatures

Mon, July 16 Assistant to City Manager/City Recorder files initiated measure with City Council (no later than the next meeting after initiated measure qualified for the ballot)

Mon, Aug 6 City Council adopts/rejects initiated measure (no later than the 30th day after initiated measure is filed)

Mon, Aug 6 If initiated measure is rejected, schedules election (next available election date not sooner than the 90th day after initiative measure is filed with Council)

Tues, Sept 4 Last day for City Council to file / refer a competing measure (no later than the 30th day after initiated measure is filed)

Thurs, Sept 6 Assistant to City Manager/City Recorder files completed Notice of City Measure election (SEL 802) and Explanatory Statement with Benton County Elections

Mid-October Ballots in mailboxes

Oct 20 & 27 Assistant to City Manager/City Recorder publishes "Notice of Municipal Election" (and post in four locations)

Nov 6 Election

Dec 3 or 17 Assistant to City Manager/City Recorder prepares Abstract and Canvass of Votes to City Council

CITY INITIATIVE PROCESS FOR NOVEMBER 6, 2012 ELECTION

Sample Timeline

<u>Date</u>	<u>Event</u>
Wed, Feb 1?	Papers filed with Assistant to City Manager/City Recorder <ul style="list-style-type: none">▶ Text of proposed measure, including legislation▶ SEL 301 "Statement One or More / No Petition Circulators will be Paid"▶ SEL 370 "Prospective Petition for Local Measure"
<i>[Other paperwork need to be filed with the State (SEL 222 and SEL 223)]</i>	
Wed, Feb 8	Last day for Assistant to City Manager/City Recorder to review text of prospective initiative petition for Constitutional requirements (within 5 business days)
Thurs, Feb 9	Assistant to City Manager/City Recorder notifies Chief Petitioners in writing, by certified mail, of Constitutional requirements compliance (no later than the 6 th business day)
Thurs, Feb 9	Assistant to City Manager/City Recorder forwards the prospective initiative petition to City Attorney for preparation of Ballot Title (no later than the 6 th business day)
Thurs, Feb 16	City Attorney prepares Ballot Title and returns to Assistant to City Manager/City Recorder (within 5 business days)
Fri, Feb 17	Assistant to City Manager/City Recorder provides Ballot Title to Chief Petitioners
Tues, Feb 21	Assistant to City Manager/City Recorder publishes "Notice of Receipt of Ballot Title"
Tue, Feb 21	Assistant to City Manager/City Recorder provides prospective initiative petition information to City Council
Wed, Feb 29, 5 pm	Deadline to file a Petition to review the Ballot Title with Circuit Court
Thurs, Mar 1	Elector/Chief Petitioners notify Assistant to City Manager/City Recorder filing of Petition to review
Mon, Mar 5 - 9 ?	Circuit Court reviews / renders decision on Ballot Title
Mon, Mar 12 ?	Chief Petitioners submit text, cover and signature sheets to Assistant to City Manager/City Recorder for written approval to circulate the initiative petition and collect signatures (2,623 signatures of electors of the City are needed; 15% (17,489) of those who voted in the 2010 Mayoral election [Charter requirement])

PROSPECTIVE PETITION FOR ADVISORY QUESTION
SUBMITTED TO THE VOTERS OF THE CITY OF CORVALLIS

COUNTY BENTON CITY CORVALLIS DISTRICT _____

TO THE CITY RECORDER:

We, the undersigned, request the (circle one) district attorney / city attorney prepare a ballot title for the attached proposed measure to be submitted to the people of (name of county / city / district) Corvallis

DESIGNATING CHIEF PETITIONERS

Every petition shall designate not more than three persons as chief petitioners, setting forth the name, residence address and title (if officer of sponsoring organization) of each.

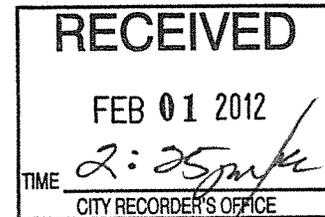
1 NAME (PRINT) Robert J. Ozretich SIGNATURE Robert J. Ozretich
RESIDENCE ADDRESS 453 SE Powell Ave Corvallis 97333
MAILING ADDRESS (IF DIFFERENT) _____
EMAIL ADDRESS AND/OR WEBSITE boboz@peak.org DAY TELEPHONE 541-758-3221
SPONSORING ORGANIZATION (IF ANY) Corvallis Area Move To Amend

2 NAME (PRINT) GEOFFREY C. FLETCHER SIGNATURE G. Fletcher
RESIDENCE ADDRESS 3405 N.W. ORCHARD #101, CORVALLIS, OR 97330
MAILING ADDRESS (IF DIFFERENT) _____
EMAIL ADDRESS AND/OR WEBSITE G.FLETCHER@PEAK.ORG DAY TELEPHONE 541-758-9195
SPONSORING ORGANIZATION (IF ANY) CORVALLIS AREA MOVE TO AMEND

3 NAME (PRINT) RALPH B. BOLGER JR. SIGNATURE Ralph Bolger
RESIDENCE ADDRESS 3740 SW WESTERN BLVD, CORVALLIS OR 97333
MAILING ADDRESS (IF DIFFERENT) _____
EMAIL ADDRESS AND/OR WEBSITE RIPKEN3@COMCAST.^{NET} DAY TELEPHONE 541-207-7762
SPONSORING ORGANIZATION (IF ANY) CORVALLIS AREA MOVE TO AMEND

INSTRUCTIONS FOR CIRCULATORS

Only active registered voters of the county, city or district may sign a petition.
All signers on any one signature sheet must be active registered voters of the same county.
It is advisable to have signers use a pen for signing petitions or for certifying petitions.
Only one circulator may collect signatures on any one sheet of a petition.
Each circulator must personally witness all signatures the circulator collects.
Circulators shall not file a petition knowing it to contain a false signature.
Circulators shall not knowingly make any false statement to any person who signs it or requests information about it.
Circulators shall not attempt to obtain the signature of a person knowing that the person signing the petition is not qualified to sign it.
Circulators shall not offer money or any thing of value to another person to sign or not sign a petition.
Circulators shall not sell or offer to sell signature sheets.
Circulators shall not accept compensation to circulate a petition that is based on the number of signatures obtained.
Warning: Violations of the circulator requirements may result in conviction of a felony with a fine of up to \$100,000 and/or prison for up to five years.



INSTRUCTIONS FOR SIGNERS

Only active registered voters of the county, city or district may sign a petition. Sign your full name, as you did when you registered to vote.
Please fill in the date on which you signed the petition, your printed name and your residence address in the spaces provided.
It is advisable to use a pen for signing petitions.
It is unlawful to sign any person's name other than your own. Do not sign another person's name under any circumstances.
It is unlawful to sign a petition more than once.
It is unlawful for a person to knowingly sign a petition when the person is not qualified to sign it.

BALLOT TITLE
(Prospective)

Reid
2/21/12
(X)

Caption

Advisory Question U.S. Constitutional Amendment Regarding Campaign Contributions, Status of Artificial Entities

Question

Shall the City urge elected representatives to support a Constitutional Amendment addressing personhood of artificial entities and money as speech?

Summary

This is an advisory question regarding legal policies that affect campaign financing of elections at all levels (city, county, state, and nation), based on the U. S. Constitution and its interpretation by the Supreme Court. This question asks whether voters believe that the United States Constitution should be amended to limit constitutional rights to natural persons only, and specify that money spent in election campaigns is not speech protected by the First Amendment. The U. S. Supreme Court currently affords certain inalienable constitutional rights to artificial entities, such as corporations, limited liability companies, and unions. The Court also currently extends the free speech provision of the First Amendment to the expenditure of money by natural persons and artificial entities in election campaigns. The proposed amendment would guarantee the ability of governments at all levels to regulate, limit, or prohibit contributions and expenditures for election campaigns.

A Petition

SECTION I. FINDINGS AND DECLARATIONS

We, the citizens of Corvallis:

A. Find:

Artificial entities created by law such as corporations, limited liability companies, and unions can and do make important contributions to our society. Over time, the judiciary has asserted that these entities have many Constitutional rights guaranteed to natural persons, including freedom of speech and equal protection, that have allowed unfair advantages over local community democratic processes.

Declare:

Only natural persons have inalienable rights under the Constitution. Artificial entities should remain subject to regulation by laws enacted by the people and their representatives.

B. Find:

Free speech is a fundamental freedom and inalienable right of natural persons, and free and fair elections are essential to democracy. Unlimited monetary expenditures on elections for public office and ballot measures drown out the speech of ordinary people and have a disenfranchising, even disheartening effect on citizens, and thus threaten our democracy.

Declare:

Spending money to influence elections is not speech under the First Amendment of the Constitution. The people and their representatives must have the ability to regulate campaign financing.

C. Find:

Unlimited and unregulated spending on election campaigns contributes to the dependence of candidates for public office on very large campaign donors. This raises the likelihood that elected officials will be more responsive to those donors and therefore less responsive to the majority of their constituents. This fosters corruption, and results in the largest donors exerting more influence on the laws, policies, and actions of the United States than does the average citizen.

Declare:

To ensure the independence of elected representatives from undue influence, expenditures on campaigns for public offices must be subject to regulation by citizens and the democratic process.

D. Find:

Historically, the U.S. Constitution has only been amended through the legislative process.

Declare:

To ensure that Constitutional rights are afforded to natural persons only, and to eliminate the effects of unlimited money on our elections, the Constitution must be amended and the citizens of Corvallis petition the Congress to do so.

SECTION II. TEXT OF PETITION

The Mayor and City Council shall convey the following to the elected federal, state, and county representatives of the citizens of Corvallis:

“The citizens of Corvallis, recognizing that corporations are not natural persons, and money is not speech, support a Constitutional amendment that includes the following provisions.

- 1a. The rights protected by the Constitution of the United States are the rights of natural persons only.
- 1b. Artificial entities, such as corporations, limited liability companies, unions and other entities established by law shall not have inalienable rights under this Constitution and are subject to regulation by laws enacted by the people and their representatives.
- 1c. The privileges of artificial entities shall be determined by laws enacted by the people and their representatives, and shall not be construed to be inherent or inalienable.
- 2a. Government at all levels shall:
 - i. regulate, limit, or prohibit contributions, including a candidate’s own contributions and expenditures, for the purpose of influencing, in any way, the election of any candidate for public office or any ballot measure.
 - ii. require that all permissible contributions and expenditures be publicly disclosed within a reasonable time limit to be prescribed by law.
- 2b. The judiciary shall not construe the spending of money to influence elections and public policy, to be speech under the First Amendment.
- 2c. Nothing contained in this amendment shall be construed to abridge the freedom of the press.”

Chapter 1.10

Advisory Question

Sections:

- 1.10.010** **Definition.**
- 1.10.020** **Request requirements.**
- 1.10.030** **Council responsibility.**
- 1.10.040** **Fee determination.**

Section 1.10.010 **Definition.**

Advisory question - As used in this Chapter, is any measure, proposition or question which, if submitted to and approved by a majority of the voters, would not have the force or effect of law, whether or not the measure, proposition or question is phrased or formulated in a form usual for the making of a law.

(Ord. 71-48 § 1, 1971)

Section 1.10.020 **Request requirements.**

No request for submission of an advisory question to the voters of Corvallis will be accepted or considered by Council unless that request conforms substantially to the requirements of an initiative petition.

(Ord. 71-48 § 2, 1971)

Section 1.10.030 **Council responsibility.**

If a request for submission of an advisory question to the voters conforms substantially to the requirements of an initiative petition, Council shall consider the request within a reasonable time and shall determine, in its discretion, whether the advisory question shall be submitted to the voters, and, if it is to be submitted, the date of the election at which the question will be submitted and the content and wording of the question as it will appear on the ballot, including any editing or revision of the question.

(Ord. 71-48 § 3, 1971)

Section 1.10.040 **Fee determination.**

If Council determines that an advisory question shall be submitted to the voters at an election, it may require as a condition of that submission that the sponsor of the measure shall first pay to the City Recorder an amount of money determined by Council as necessary and appropriate to defray costs of the election.

(Ord. 71-48 § 4, 1971)

**ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS**

February 2, 2012

MEETING DATE	AGENDA ITEM
February 8	<ul style="list-style-type: none"> • Financial Policies Recommendation
February 22	<ul style="list-style-type: none"> • Single-Use Plastic Bag Reduction
March 7	<ul style="list-style-type: none"> • Second Quarter Operating Report • Visit Corvallis Second Quarter Report • Municipal Code Review: Chapter 7.04, "Alarm Control"
March 21	<ul style="list-style-type: none"> • Ambulance Rate Review • Economic Improvement District Reauthorization • Single-Use Plastic Bag Reduction Update
April 4	
April 18	
May 9	
May 23	<ul style="list-style-type: none"> • Visit Corvallis Third Quarter Report • Single-Use Plastic Bag Reduction Recommendation
June 6	<ul style="list-style-type: none"> • Third Quarter Operating Report • Allied Waste Services Annual Report • 2013-2014 City Council Team Building and Goal Setting Facilitator Process
June 20	
July 4	No meeting
July 18	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 97-10.01-10.08, "Financial Policies" • Land Use Application Fees Review
August 8	
August 22	
September 5	<ul style="list-style-type: none"> • Visit Corvallis Fourth Quarter Report
September 19	
October 3	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • CP 91-3.01, "Appointment of the Acting City Manager" • CP 08-1.11, "Identity Theft Prevention and Red Flag Alerts" • Fourth Quarter Operating Report
October 17	<ul style="list-style-type: none"> • Utility Rate Annual Review
November 7	
November 21	

MEETING DATE	AGENDA ITEM
December 5	<ul style="list-style-type: none"> • Visit Corvallis First Quarter Report • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 96-6.03, "Economic Development Policies" • Comprehensive Annual Financial Report • First Quarter Operating Report
December 19	

ASC PENDING ITEMS

- | | |
|---|--|
| <ul style="list-style-type: none"> • Economic Development Policy on Tourism • Majestic Theatre Management Loan Extension Review • Municipal Code Review: Chapter 3.08, "Transit Operations Fee" • Utility Rate Structure Review • Voluntary Donations on Electronic Utility Payments | <ul style="list-style-type: none"> Community Development Parks & Recreation Public Works Public Works Finance |
|---|--|

Regular Meeting Date and Location:

Wednesday following Council, 4:00 pm – Madison Avenue Meeting Room

**HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS**

February 2, 2012

MEETING DATE	AGENDA ITEM
February 7	No meeting
February 22	<ul style="list-style-type: none"> • Willamette Water Trail Partnership Memorandum of Understanding • Social Services Semi-Annual Report
March 6	<ul style="list-style-type: none"> • The Arts Center Annual Report • Public Art Selection Commission Annual Report
March 20	<ul style="list-style-type: none"> • Community Gardens Master Plan
April 3	
April 17	
May 8	<ul style="list-style-type: none"> • Liquor License Annual Renewals • Majestic Theatre Annual Report
May 22	
June 5	<ul style="list-style-type: none"> • Boards and Commissions Sunset Reviews: <ul style="list-style-type: none"> • Housing and Community Development Commission • Public Art Selection Commission • Social Services Allocations – Fiscal Year 2012-2013
June 19	
July 3	<ul style="list-style-type: none"> • Corvallis Farmers' Market Annual Report
July 17	
August 7	
August 21	<ul style="list-style-type: none"> • Social Services Semi-Annual Report
September 4	
September 18	<ul style="list-style-type: none"> • Rental Housing Program Annual Report
October 2	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • CP 91-1.02, "Liquor License Approval Procedures" • CP 95-1.07, "Policy Regarding the City Flag"
October 16	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • CP 91-4.03, "Senior Citizens' Center Operational Policies" • CP 92-4.04, "Park Utility Donations"
November 6	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 92-4.06, "Library Displays, Exhibits, and Bulletin Boards"
November 20	

MEETING DATE	AGENDA ITEM
December 4	<ul style="list-style-type: none"> • 2012-2013 Social Services Allocation Process and Calendar • Cost Recovery Review
December 18	<ul style="list-style-type: none"> • Communications Plan Annual Report

HSC PENDING ITEMS

- Council Policy Review:
 - CP 00-6.05, "Social Service Funding Policy" Community Development
- Indoor Furniture Placed Outdoors Community Development
- Municipal Code Review: Chapter 5.01, "City Park Regulations" Parks & Recreation
(Alcoholic Beverages in Parks)
- Municipal Code Review: Chapter 9.02, "Rental Housing Code" Community Development

Regular Meeting Date and Location:

Tuesday following Council, 12:00 pm – Madison Avenue Meeting Room

**URBAN SERVICES COMMITTEE
SCHEDULED ITEMS**

February 2, 2012

MEETING DATE	AGENDA ITEM
February 9	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • CP 91-9.02, "Dirt on Streets" • CP 91-7.04, "Building Permits" • Occupy Public Right-of-Way Request (2nd and Jackson – Ayers) • Airport Lease Amendments – <ul style="list-style-type: none"> • WKL Investments Hout, LLC, Western Pulp, Plastech, Kattare Internet, T. Gerding Construction
February 23	<ul style="list-style-type: none"> • McFadden Industrial Annexation Explanatory Statement and Display Ad • Systems Development Charge Annual Review
March 8	
March 22	
April 5	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 10-1.12, "Community Sustainability"
April 19	
May 10	
May 24	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 95-7.12 Integrated Vegetation Pest Management (IVPM) Program
June 7	<ul style="list-style-type: none"> • Boards and Commissions Sunset Reviews: <ul style="list-style-type: none"> • Downtown Commission • Watershed Management Advisory Commission
June 21	
July 5	
July 19	
August 9	
August 23	
September 6	
September 20	<ul style="list-style-type: none"> • Municipal Code Review: Chapter 8.13, "Mobile Food Units"
October 4	<ul style="list-style-type: none"> • Council Policy Reviews and Recommendations: <ul style="list-style-type: none"> • CP 91-7.05, "Capital Improvement Program" • CP 91-7.06, "Engineering and Administrative Cost for Assessment Projects"
October 18	<ul style="list-style-type: none"> • Council Policy Review and Recommendation: <ul style="list-style-type: none"> • CP 03-7.16, "Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks"

MEETING DATE	AGENDA ITEM
November 8	
November 22	
December 6	
December 20	

USC PENDING ITEMS

- Airport Lease Amendment – WKL Investments Hout, LLC Public Works
- Financial Implications of Council Policies/Decisions/Directions Finance

Regular Meeting Date and Location:

Thursday following Council, 5:00 pm – Madison Avenue Meeting Room

UPCOMING MEETINGS OF INTEREST



City of Corvallis

FEBRUARY - JULY 2012
(Updated February 2, 2012)

FEBRUARY 2012

Date	Time	Group	Location	Subject/Note
2	7:00 pm	Committee for Citizen Involvement	Madison Avenue Mtg Rm	
3	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
4	8:30 am - 12:00 pm	City Council	Madison Ave Mtg Rm	work session
4		No Government Comment Corner		
6	12:00 pm	City Council	Downtown Fire Station	
6	5:00 pm	<i>OSU/City Collaboration Project Steering Committee</i>	<i>Downtown Fire Station</i>	
6	7:00 pm	City Council	Downtown Fire Station	
7	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
7	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
7	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
7	7:00 pm	Ward 9 Meeting (Brauner)	Osborn Aquatic Center Activity Room	City sponsored
8	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
8	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
8	5:30 pm	Downtown Commission	Downtown Fire Station	
9	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
9	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
11	8:30 am - 12:00 pm	City Council	Madison Ave Mtg Rm	work session
11		No Government Comment Corner		
13	3:00 pm	Economic Development Cmsn	Madison Avenue Mtg Rm	
14	7:00 pm	Historic Resources Commission	Downtown Fire Station	
15	7:30 am	<i>City Legislative Committee</i>	<i>City Hall Meeting Room A</i>	
15	5:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
15	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
15	7:00 pm	Planning Commission	Downtown Fire Station	
16	5:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
16	6:30 pm	Parks, Natural Areas, and Rec Brd	Downtown Fire Station	
18		No Government Comment Corner		
20		City Holiday - all offices closed		
21	12:00 pm	City Council	Downtown Fire Station	
21	7:00 pm	City Council	Downtown Fire Station	
22	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
23	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
23	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
25	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
28	4:30 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
29	5:00 pm	<i>Watershed Mgmt Adv Cmsn</i>	<i>Madison Avenue Mtg Rm</i>	

MARCH 2012

Date	Time	Group	Location	Subject/Note
2	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
3	10:00 am	Government Comment Corner	Library Lobby - Julie Manning	
5	12:00 pm	City Council	Downtown Fire Station	
5	7:00 pm	City Council	Downtown Fire Station	
6	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
6	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
6	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
7	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
7	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
7	7:00 pm	Planning Commission	Downtown Fire Station	
7	7:30 pm	Library Board	Library Board Room	
8	8:00 am	Citizens Advisory Cmsn on Civic Beautification and Urban Forestry	Parks and Rec Conf Rm	
8	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
10	10:00 am	Government Comment Corner	Library Lobby - TBD	
12	7:00 pm	Mayor/City Council/City Manager Quarterly Work Session	Madison Avenue Mtg Rm	
13	7:00 pm	Ward 2 Meeting (Hogg)	Depot Suites	City sponsored
14	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
14	7:30 am	City Legislative Committee	City Hall Meeting Room A	
14	5:30 pm	Downtown Commission	Downtown Fire Station	
15	6:30 pm	Parks, Natural Areas, and Rec Brd	Downtown Fire Station	
17	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
19	12:00 pm	City Council	Downtown Fire Station	
19	7:00 pm	City Council	Downtown Fire Station	
20	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
24	12:00 pm	Housing and Community Dev Cmsn	Madison Avenue Mtg Rm	
21	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
24	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
21	7:00 pm	Planning Commission	Downtown Fire Station	
22	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
22	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
24	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	
27	4:30 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
28	5:00 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
31	10:00 am	Government Comment Corner	Library Lobby - TBD	

APRIL 2012

Date	Time	Group	Location	Subject/Note
2	12:00 pm	City Council	Downtown Fire Station	
2	7:00 pm	City Council	Downtown Fire Station	
3	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
3	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
3	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
4	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
4	7:00 pm	Planning Commission	Downtown Fire Station	
4	7:30 pm	Library Board	Library Board Room	
5	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
6	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
7	10:00 am	Government Comment Corner	Library Lobby - TBD	

Date	Time	Group	Location	Subject/Note
10	7:00 pm	Ward 7 Meeting (Raymond)	Scott Zimbrick Memorial Fire Station	City sponsored
11	8:20 am	Citizens Adv Cmsn on Transit	Madison Avenue Mtg Rm	
11	5:30 pm	Downtown Commission	Downtown Fire Station	
12	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
14	10:00 am	Government Comment Corner	Library Lobby - TBD	
16	12:00 pm	City Council	Downtown Fire Station	
16	7:00 pm	City Council	Downtown Fire Station	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
18	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
18	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
18	7:00 pm	Planning Commission	Downtown Fire Station	
19	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
19	6:30 pm	<i>Parks, Natural Areas, and Rec Brd</i>	<i>Parks and Rec Conf Rm</i>	
19	7:00 pm	Budget Commission	Downtown Fire Station	
21	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
24	4:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
25	5:00 pm	<i>Watershed Mgmt Adv Cmsn</i>	<i>Madison Avenue Mtg Rm</i>	
26	5:30 pm	<i>Arts and Culture Commission</i>	<i>Parks and Rec Conf Rm</i>	
26	7:00 pm	Budget Commission	Downtown Fire Station	public hearing and deliberations
28	10:00 am	Government Comment Corner	Library Lobby - TBD	

MAY 2012

Date	Time	Group	Location	Subject/Note
1	7:00 am	Airport Commission	Madison Avenue Mtg Rm	
1	5:30 pm	Downtown Parking Committee	Madison Avenue Mtg Rm	
1	7:00 pm	Budget Commission	Downtown Fire Station	deliberations, if needed
2	7:00 pm	Planning Commission	Downtown Fire Station	
2	7:30 pm	Library Board	Library Board Room	
4	7:00 am	Bicycle and Pedestrian Adv Cmsn	Madison Avenue Mtg Rm	
5	10:00 am	Government Comment Corner	Library Lobby - TBD	
7	12:00 pm	City Council	Downtown Fire Station	
7	7:00 pm	City Council	Downtown Fire Station	
8	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
9	8:20 am	<i>Citizens Adv Cmsn on Transit</i>	<i>Madison Avenue Mtg Rm</i>	
9	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
9	5:30 pm	Downtown Commission	Downtown Fire Station	
10	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
10	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
12	10:00 am	Government Comment Corner	Library Lobby - TBD	
16	5:30 pm	Watershed Mgmt Adv Cmsn	Madison Avenue Mtg Rm	
16	7:00 pm	Planning Commission	Downtown Fire Station	
17	6:30 pm	<i>Parks, Natural Areas, and Rec Brd</i>	<i>Downtown Fire Station</i>	
19	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
21	12:00 pm	City Council	Downtown Fire Station	
21	7:00 pm	City Council	Downtown Fire Station	
22	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
22	4:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
23	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
24	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	

Date	Time	Group	Location	Subject/Note
24	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
26		No Government Comment Corner		
28		City Holiday - all offices closed		

JUNE 2012

Date	Time	Group	Location	Subject/Note
2	10:00 am	Government Comment Corner	Library Lobby - Julie Manning	
4	12:00 pm	City Council	Downtown Fire Station	
4	7:00 pm	City Council	Downtown Fire Station	
5	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
6	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
6	7:00 pm	Planning Commission	Downtown Fire Station	
6	7:30 pm	Library Board	Library Board Room	
7	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
9	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	
13	5:30 pm	Downtown Commission	Downtown Fire Station	
14	8:00 am	<i>Citizens Advisory Cmsn on Civic Beautification and Urban Forestry</i>	<i>Parks and Rec Conf Rm</i>	
16	10:00 am	Government Comment Corner	Library Lobby - Mike Beilstein	
18	12:00 pm	City Council	Downtown Fire Station	
18	7:00 pm	City Council	Downtown Fire Station	
19	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
20	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
20	7:00 pm	Planning Commission	Downtown Fire Station	
21	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
21	6:30 pm	<i>Parks, Natural Areas, and Rec Brd</i>	<i>Downtown Fire Station</i>	
23	10:00 am	Government Comment Corner	Library Lobby - TBD	
26	4:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
27	5:00 pm	<i>Watershed Mgmt Adv Cmsn</i>	<i>Madison Avenue Mtg Rm</i>	
28	5:30 pm	Arts and Culture Commission	Parks and Rec Conf Rm	
30	10:00 am	Government Comment Corner	Library Lobby - TBD	

JULY 2012

Date	Time	Group	Location	Subject/Note
2	12:00 pm	City Council	Downtown Fire Station	
2	7:00 pm	City Council	Downtown Fire Station	
3	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
4		City holiday - all offices closed		
4		No Administrative Services Cmte		
5	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
7	10:00 am	Government Comment Corner	Library Lobby - TBD	
14	10:00 am	Government Comment Corner	Library Lobby - TBD	
16	12:00 pm	City Council	Downtown Fire Station	
16	7:00 pm	City Council	Downtown Fire Station	
17	12:00 pm	Human Services Committee	Madison Avenue Mtg Rm	
18	4:00 pm	Administrative Services Committee	Madison Avenue Mtg Rm	
19	5:00 pm	Urban Services Committee	Madison Avenue Mtg Rm	
21	10:00 am	Government Comment Corner	Library Lobby - TBD	
24	4:00 pm	Cmsn for Martin Luther King, Jr.	City Hall Meeting Room A	
25	5:00 pm	<i>Watershed Mgmt Adv Cmsn</i>	<i>Madison Avenue Mtg Rm</i>	
28	10:00 am	Government Comment Corner	Library Lobby - Biff Traber	

Bold type – involves the Council ~~Strikeout type~~ – meeting canceled *Italics type* – new meeting

TBD – To be Determined

**ADMINISTRATIVE SERVICES COMMITTEE
MINUTES
January 18, 2012**

Present

Councilor Joel Hirsch, Chair
Councilor Mark O'Brien
Councilor Biff Traber

Staff

Jim Patterson, City Manager
Kathy Louie, Assistant to City Manager/City Recorder
Robel Tadesse, MIS Manager
Carla Holzworth, City Manager's Office

Visitors

Stewart Wershow, Corvallis resident

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Council Policy Review and Recommendation: 98-2.10, "Use of Electronic Mail by Mayor and City Council"			Amend Council Policy 98-2.10, "Use of Electronic Mail by Mayor and City Council" as recommended by staff and the Committee.
II. Other Business	*		

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

CONTENT OF DISCUSSION

I. Council Policy Review and Recommendation: 98-2.10 "Use of Electronic Mail by Mayor and City Council" (Attachment)

Ms. Louie said both she and Mr. Tadesse have reviewed the policy. Staff recommends adding a new Goal section 2.10.020 to reflect the policy's intent and to ensure consistency with format changes directed by Council. Section 2.10.040, Guidelines for Use, is proposed to be deleted because it is captured elsewhere in the policy. To meet the State's retention schedule, staff recommends keeping Mayor and Council e-mails on the City's Web site for one year instead of the current practice of eight weeks. Other suggested changes are housekeeping in nature.

In response to Councilor Traber's suggestion, Ms. Louie agreed to add a second goal that speaks to providing guidance on proper email use. Ms. Louie noted that guidance about email use is also included in the Council orientation program.

In response to Councilor O'Brien's inquiry about accessibility of emails on an official's personal computer, Ms. Louie said language is included in the policy. In response to Councilor Traber's inquiry about which kinds of emails are considered to be a public record, Mr. Patterson said if a Councilor does not respond to an email, it is not

necessarily a public record; however, if the Councilor does respond, the entire email is a public record. Ms. Louie noted the records retention issue is complex and Councilors are asked to use their best judgment. She explained transitory records and other that have a retention period. Councilors may make hard copies of the correspondence or forward the exchange to their Council email address and/or staff. Staff recommends forwarding City-related correspondence to the official Council email address to ensure it is captured in City archives.

Per the Committee's request, Ms. Louie agreed to remove the word "that" from sections 2.10.048 and 2.10.052 as follows:

Any email sent to, by, or between the Mayor or Councilors ~~that~~ is subject to...

In response to Councilor O'Brien's inquiry, Ms. Louie said an email sent to the Councilor's official email address is retained in archives for one year, but if the Councilor wants it included in the Council packet as part of the official record, s/he should forward it to her with a request to do so.

Chair Hirsch requested clarification about the procedure to ensure such exchanges are included in the packet when an issue goes to Council. He has noticed that correspondence in his Councilor email account has been included in the Council packet, even though he did not forward it to staff for inclusion. Ms. Louie said staff review and capture emails from the log if a public hearing or other issue is coming before the Council to ensure the record is complete. Mr. Patterson suggested asking constituents to use the official email address rather than sending messages to a Councilor's personal email to ensure the correspondence is captured in City archives.

Councilor Traber noted Budget Commissioners were asked to forward email exchanges to staff for inclusion in the meeting packet, which does not facilitate timely sharing of information. In response to his inquiry about how to share emails more quickly and efficiently using available technology, Ms. Louie said it is important to ensure exchanges are captured in the meeting packet as part of the official record. Mr. Patterson emphasized the importance of ensuring emails do not turn into discussions or deliberations between Commissioners; such practices would violate public meeting laws. Councilor O'Brien suggested making policy language in 2.10.054 more explicit about what constitutes a public meeting and he asked whether that language should include those serving on boards and commissions.

The Committee agreed language in 2.10.054 is similar, but more restrictive than 2.10.044. In response to their request, Ms. Louie agreed to delete 2.10.054 and amend 2.10.044 as follows:

*...for discussion, or to make **policy** decisions, or carry on deliberations.*

In response to Councilor O'Brien's suggestion, Ms. Louie agreed to amend proposed language in 2.10.043 as follows:

*E-mail from the Mayor and/or Councilors to City staff will be to the City Manager, the Assistant to City Manager/City Recorder, or Department Directors, **unless otherwise authorized.***

In response to Chair Hirsch's suggestion, Ms. Louie agreed to amend proposed language in 2.10.075 as follows:

*The MIS Division will provide technical support for the Mayor ~~and~~ Councilors' laptops **and training** between 8 am and 5 pm...*

The Committee unanimously recommends that Council amend Council Policy 98-2.10, "Use of Electronic Mail by Mayor and City Council" as recommended by staff and the Committee.

An updated copy of the proposed policy is included as Attachment A.

In response to Mr. Wershow's comments about including language about smart phones and text messages in the policy, as well his concerns about the cost to have staff save electronic messages, Councilor O'Brien recommended that he attend a future Council meeting to share his thoughts.

II. Other Business

The next regular Administrative Services Committee meeting is scheduled for 4:00 pm, Wednesday, February 8, 2012 in the Madison Avenue Meeting Room.

Respectfully submitted,

Joel Hirsch, Chair

*** MEMORANDUM ***

JANUARY 9, 2012

TO: ADMINISTRATIVE SERVICES COMMITTEE

FROM: KATHY LOUIE, ASSISTANT TO CITY MANAGER/CITY RECORDER
ROBEL TADESSE, MIS MANAGER

SUBJECT: COUNCIL POLICY REVIEW: CP 98-2.10, "USE OF ELECTRONIC MAIL BY MAYOR AND CITY COUNCIL"

ISSUE

Council Policy CP 98-2.10, "Use of Electronic Mail by Mayor and City Council," is scheduled for its biannual review.

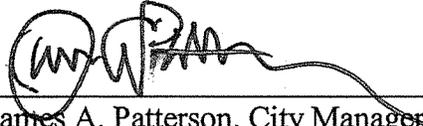
DISCUSSION

This Policy was last amended in November 2009. The policy has been reviewed by the City Manager's Office and the MIS Division staff, and we recommend removing outdated language and Section 2.10.040 (Guidelines for Use). A new Section 2.10.020 (Goal) was added to respond to recent Council directive.

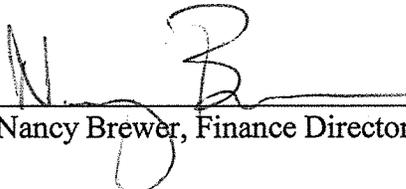
REQUESTED ACTION

Staff requests the Administrative Services Committee recommend that the Council amend Council Policy CP 98-2.10, "Use of Electronic Mail by Mayor and City Council."

Review and Concur:



James A. Patterson, City Manager



Nancy Brewer, Finance Director

CITY OF CORVALLIS

COUNCIL POLICY MANUAL

POLICY AREA 2 - COUNCIL PROCEDURES

CP 98-2.10 Use of Electronic Mail by Mayor and City Council

Adopted February 2, 1998

Revised December 7, 1998

Revised October 18, 1999

Revised March 5, 2001

Revised December 1, 2003

Revised November 7, 2005

Revised December 17, 2007

Revised November 2, 2009

Revised _____, 2012

2.10.010 Purpose

To define the use and retention of electronic mail for the Mayor and City Council members, the training provided by the City, and the management of computer equipment.

2.10.020 Goal

To promote and maintain transparency by making available E-mail communications by, between, or to the Mayor and/or City Councilors online.

2.10.020 030 Definitions

Archive E-Mail - An electronic filing of E-mails which automatically receives a copy of all communications by, between, or to the Mayor or Councilors.

E-Mail - Electronic mail (E-mail) is ~~any memorandum, letter, note, report, or communication among individuals and groups that is stored and/or transmitted in a format that requires an electronic device to capture and access it. E-mail often refers to a package of services designed to automate office communications where users "send" or "receive" information~~ a method of exchanging digital messages including various attachments from one author to one or more recipients.

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Laptop Computer - Laptops are portable computers the City purchases for **the Mayor and City Councilors** for ~~Council~~ **City** business.

Mayor and City Council - The Mayor and City Council elected to serve the community during the current term of office.

2.10.030 040

Policy

2.10.034 041

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2.10.032 042

All persons have the right to inspect E-mails ~~correspondence~~ created by or sent to local elected officials on the public E-mail system.

2.10.033 043

~~E-mail may be used to, for example, schedule meetings, send informative messages, or request information. of the Mayor, City Councilors, the City Manager, Assistant to City Manager/City Recorder, Department Directors, and department staff.~~ **E-mail from the Mayor and/or Councilors to City staff will be to the City Manager, the Assistant to City Manager/City Recorder, or Department Directors.**

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E-mail may not be used to discuss policy issues with a majority of the Council and the Mayor, or two or more members of a standing committee, on an item coming before it for discussion, or to make decisions, or carry on deliberations.

2.10.035 045

E-mail by, between, or to Councilors or Mayor ~~and~~ Councilors will be automatically copied to the City's ~~archive~~ website and accessible to citizens.

2.10.036 046

E-mail from, to, or between Mayor and Councilors ~~shall~~ **will** be retained on the City's ~~archive~~ website for ~~eight weeks~~ **one year** to ~~allow convenient access by citizens~~ **meet general records retention requirements.**

2.10.037 047

E-mail sent by the Mayor ~~and~~ Councilors must **ensure that it can be automatically copied to be done through the City's E-mail system** ~~to record the message accurately on the City's archive website.~~

Council Policy 98-2.10

- 2.10.038 048 Any E-mail sent to, by, or between the Mayor or Councilors that is subject to public records requirements will be forwarded electronically by the Mayor or Councilor to the Assistant to City Manager/City Recorder to be included in the appropriate public record file.
- 2.10.039 049 Mayor and City Council E-mail may be viewed on the Mayor/City Council E-Mail Log at www.ci.corvallis.or.us City's website.

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- 2.10.052 E-mail communications will be available for ~~eight weeks~~ **one year** and will be deleted from the ~~archive~~ **City's** website at the end of that period. Any E-mail sent to, by, or between the Mayor ~~and~~ **and** Councilors that is subject to public records requirements must be forwarded electronically by the Mayor or Councilor to the Assistant to City Manager/City Recorder. An example would be comments from a constituent on a land use issue before the Council. The Assistant to City Manager/City Recorder, or responsible Departmental staff, may also make copies of messages containing community feedback on City issues, but the responsibility for forwarding public record related correspondence rests with the Mayor and City Council.
- 2.10.053 As required by State law and except as may specifically be exempted by ORS 192.501 and 192.502, the City Manager shall, upon request, make available E-mails ~~correspondence~~ created or received by elected officials.

Council Policy 98-2.10

2.10.054 E-mails ~~communications~~ by or between the Mayor and Councilors will not address or debate policy issues, decisions, or deliberations.

2.10.055 The Mayor and Councilors who receive E-mail from constituents regarding land use or other quasi-judicial issues should inform the sender that a copy of the E-mail will be entered into the public record, and, if necessary, that they are unable to discuss such matters outside of the public hearing.

2.10.060 Training

The City's MIS Division will provide training on electronic mail and internet access for the Mayor and Councilors. At the beginning of each Council term, staff will schedule ~~a class~~ **training** on both E-mail and internet for the Mayor and Council as a group.

2.10.070 Equipment

2.10.071 The Mayor and Councilors may use their own personal computers for access to the internet and E-mail, use a City provided laptop for their use while on the Council, or may choose not to use E-mail as a form of communication.

2.10.072 If the Mayor ~~/~~ or Councilor chooses to use her/his own personal computer, the personal computer may be subject to public records law requirements.

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2.10.075 The MIS Division will provide technical support for the Mayor ~~/~~ and Councilors' laptops between 8 am and 5 pm Monday through Friday. Service can be coordinated through the Assistant to City Manager/City Recorder.

2.10.080 Review and Update

This ~~Council Procedures~~ Policy shall be reviewed **biennially every two years** by the MIS Manager and the Assistant to City Manager/City Recorder, and **updated as appropriate**.

CITY OF CORVALLIS

COUNCIL POLICY MANUAL

POLICY AREA 2 - COUNCIL PROCEDURES

CP 98-2.10 Use of Electronic Mail by Mayor and City Council

Adopted February 2, 1998

Revised December 7, 1998

Revised October 18, 1999

Revised March 5, 2001

Revised December 1, 2003

Revised November 7, 2005

Revised December 17, 2007

Revised November 2, 2009

Revised February 6, 2012

2.10.010 Purpose

To define the use and retention of electronic mail for the Mayor and City Council members, the training provided by the City, and the management of computer equipment.

2.10.020 Goal

To promote and maintain transparency by making available E-mail communications by, between, or to the Mayor and/or City Councilors online.

To provide guidance to Mayor and City Council on the proper use of E-mail.

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Proposed Local Tobacco Ordinance Amendments

Benton County Tobacco Prevention Program

Priority 1:	Close the retail tobacco store exemption
<p>The Oregon Indoor Clean Air Act (ICAA) had a retail tobacco store exemption that led to a legal loophole exploited by hookah lounges that cater to young adults. Hookah lounges have proliferated in Oregon, and as a result hookah smoking among 8th and 11th graders has increased significantly in counties with hookah lounges. The recent passage of HB 2726 weakened the ICAA even further. The amendment extends the amount of time that hookah lounges can apply for certification by 18 months; and businesses that were in operation in 2008 are grandfathered, allowed to operate without being a stand-alone business, and allowed to move anywhere in Oregon. Since HB 2726 was passed, Benton County has received an inquiry call about opening a hookah lounge in Corvallis.</p> <p>See Priority 1 Brief and Scenarios.</p>	
	<p>Pros for implementing:</p> <ul style="list-style-type: none"> - Prevent nicotine addiction among youth and young adults. - Protect young adults from secondhand smoke. - Prevent smoking lounges from proliferating in Benton County. - No businesses in Benton County are impacted by closing the tobacco retail store exemption.
	<p>Cons for Implementing:</p> <ul style="list-style-type: none"> - Local ordinances will not be in agreement with the ICAA, which will lead to confusion during enforcement. - Amend multiple codes: Benton County, Corvallis, Philomath, and eventually Adair Village and Monroe.
Priority 2:	Strengthen tobacco retail license system
<p>The tobacco retail license fee for Benton County (\$6) and Corvallis (\$35) is minimal and does not support enforcement of the no sales to minors law. Both jurisdictions made an effort to streamline the tobacco retail license process by tacking it on to the liquor license. Subsequently, enforcement of the County and City tobacco retail licenses are to be done in conjunction with Oregon Liquor Control Commission checks; however, both jurisdictions report insufficient enforcement. Benton County had a 30.8% non-compliance rate during the 2008-2009 Synar inspections which is significantly higher than the rest of Oregon.</p> <p>See Priority 2 Brief.</p>	
	<p>Pros for implementing:</p> <ul style="list-style-type: none"> - Reduce illegal sales to minors. - Comprehensive list of tobacco retailers. - Increase compliance of ICCA, Master Settlement Agreement, Federal Tobacco Act, and local regulations.

	<p>Cons for implementing:</p> <ul style="list-style-type: none"> - Opposition to stronger fees to recover the cost of enforcement. - Amend multiple codes: Benton County, Corvallis, Philomath, and eventually Adair Village and Monroe.
Priority 3:	Bring local ordinances into agreement for enforcement purposes
<p>The current County and municipal smokefree workplace ordinances are on enforcement hiatus in order for countywide enforcement of the Oregon ICAA to take place. When the local codes are strengthened (i.e., close the retail shop exemption, strengthen tobacco retail licensing), there should be no discrepancies between the ordinances for enforcement purposes. The weaker areas of the current local ordinances should be “cleaned” and brought into agreement with the state law or strengthened to exceed the state law.</p>	
	<p>Pros for implementing:</p> <ul style="list-style-type: none"> - Consistent enforcement countywide. - Less confusion among business owners and community members. - Amendment process will already be underway.
	<p>Cons for implementing:</p> <ul style="list-style-type: none"> - Amend multiple codes: Benton County, Corvallis, Philomath, and eventually Adair Village and Monroe. - Possible waste of energy since the ICAA blankets Benton County.
Priority 4:	Limit the sale of electronic cigarettes to adults only (18 years)
<p>Electronic cigarettes (e-cigarettes) are battery-operated devices designed to look like and be used in the same manner as conventional cigarettes. There is no current regulation of e-cigarettes at the local, state or federal level. E-cigarettes have a high appeal to youth, and they are sold in convenience stores and mall kiosks. One limited study conducted by the FDA found that the products contained carcinogens and toxic chemicals.</p> <p>See Priority 4 and 5 Brief.</p>	
	<p>Pros for implementing:</p> <ul style="list-style-type: none"> - Prevent sales to minors. - Prevent nicotine addiction among youth. - Prevent youth from accessing an unregulated product.
	<p>Cons for implementing:</p> <ul style="list-style-type: none"> - Require stronger tobacco retail license fees to recover the cost of enforcement. - Local ordinances not in agreement with the ICAA, which will lead to confusion. - Amend multiple codes: Benton County, Corvallis, Philomath, and eventually Adair Village and Monroe.

	- Regulation by Oregon and the FDA may come over time.
Priority 5:	Restrict use of e-cigarettes in public places and places of employment, where smoking is prohibited by law
<p>E-cigarettes are designed to look like and be used in the same manner as conventional cigarettes. They release a vapor that resembles smoke which has caused several smokefree workplace law enforcement challenges for business owners and enforcement agencies. The ICAA does not contain language about e-cigarettes.</p> <p>See Priority 4 and 5 Brief.</p>	
	<p>Pros for implementing:</p> <ul style="list-style-type: none"> - Eliminate current smokefree workplace law enforcement challenges. - Prevent modeling of an unregulated product. - Several states have already banned e-cigarettes from being used in indoor public places.
	<p>Cons for implementing:</p> <ul style="list-style-type: none"> - Local ordinances will not be in agreement with the ICAA, which will lead to confusion. - Amend multiple codes: Benton County, Corvallis, Philomath, and eventually Adair Village and Monroe. - Regulation from the State may come over time.

Brief on Hookah Lounges

Benton County Tobacco Prevention Program

What is hookah?

Hookah, also referred to as argileh or nargeeleh, is a single or multi-stemmed waterpipe used to heat and smoke a flavored tobacco product called shisha.

In recent years, there has been an alarming rise in hookah smoking in the United States, especially among youth, college students and other young adults. This is due to the appealing tobacco flavors (e.g., cotton candy, bubble gum, latte), clublike atmosphere of hookah lounges (e.g., dance floor, DJs, energy drinks), perception of reduced harm, and social media (e.g., Facebook, MySpace, YouTube).

Health risks of hookah smoking.

- There is enough exposure to nicotine to be addictive.
- The volume of smoke inhaled in a typical hour-long session is equivalent to 100-200 cigarettes.
- Hookah sessions generate 40 times the volume of secondhand smoke compared to a cigarette.
- Hookah smoke contains carcinogens known to cause heart disease, cancers, and other diseases.
- Shared mouthpieces pose communicable disease transmission risk, (e.g., TB, hepatitis)

Hookah lounges in Oregon have increased.

When passed by the 2007 Oregon Legislature, the Indoor Clean Air Act (ICAA) had a smoke shop exemption with the intent to enable tobacco retail stores to allow customers to sample products. This exemption led to an unintentional loophole that allows hookah lounges which cater to young adults. Between December 2008 and May 2011, the Oregon Health Authority received 48 smoke shop applications – 30 of which were for hookah lounges.

Youth hookah smoking in Oregon has increased.

Between 2008 and 2009, hookah smoking among 8th and 11th graders increased significantly in counties with hookah lounges compared to the rest of the state, especially among girls.

House Bill 2726 significantly weakened the Indoor Clean Air Act.

The amendment extends the amount of time that tobacco retail stores can apply for certification by 18 months; and tobacco retail stores that were in operation in 2008 are grandfathered and allowed to operate without being a stand-alone business. These grandfathered businesses are also allowed to move to any new location in Oregon, including Benton County.

Benton County is a prime location for hookah lounges.

Oregon State University and Linn Benton Community College make Corvallis and surrounding areas a prime location for this type of business. After HB 2726 was passed, the Benton County Tobacco Prevention Program received an inquiry call from an entrepreneur who would like to open a hookah lounge in Corvallis. Closing the tobacco retail store exemption at the local level would prevent hookah lounges from proliferating in Benton County. **See Priority 1 Scenarios.**

Suggested local regulation on hookah lounges: Close the tobacco retail store exemption.

Examples of jurisdictions without tobacco retail store exemptions (list is not exhaustive): Pinole, CA; Grand Forks, ND; Santa Clara County, CA; 44 cities in MA

Tobacco Retail Store Scenarios

Benton County Tobacco Prevention Program

The following are scenarios in which a business could allow smoking indoors as an Oregon Indoor Clean Air Act (ICAA) exempt tobacco retail store in Benton County after the passage of HB 2726B:

- 1. Current ICAA-exempt tobacco retail store and applications submitted before the passage of HB 2726B could apply for certification to operate in Benton County, or could move to Benton County.**
 - These businesses may be certified to operate as a tobacco retail store, allowing smoking indoors, subject to the requirements of the ICAA prior to passage of HB 2726B.
 - Although there are no certified tobacco retail stores or applications for tobacco retail stores currently in Benton County, any business that has been certified as a tobacco retail store in Oregon (total of 26) or has submitted a tobacco retail store application (total of 48) could potentially be certified under the HB 2726 grandfather clause and then move their establishment to any location in the state at any time in the future.
 - The grandfathered businesses could choose to operate as a hookah lounge or other type of smoking lounge, except that they may allow smoking of cigarettes only if at least 75% of the gross revenue of the business results from the sale of cigarettes.

- 2. Businesses in operation as tobacco retail stores in 2008 could apply for certification to operate in Benton County, or could move to Benton County, without having to be stand-alone properties if they have ventilation as specified in HB 2726B.**
 - Businesses that met the following conditions on December 31, 2008 may be certified as tobacco retail stores, allowing smoking indoors, and must continue to meet these conditions after certification:
 - a) received 75% of its gross revenue from the sale of tobacco products and smoking instruments, intended for off-premises consumption and use;
 - b) prohibits persons under age 18 from entering the premises;
 - c) does not offer video lottery games, social gaming, or betting on the premises;
 - d) does not sell, offer, or allow on-premises consumption of food or beverages, including alcohol; and
 - e) was a stand-alone business OR had a ventilation system “that exhausts smoke from the business and was designed and terminated in accordance with the state building code standards for the occupancy classification in use.”

- 3. An unlimited number of new tobacco retail stores could apply to operate in Benton County under the new more restrictive category of tobacco retail stores in HB 2726B.**
- New tobacco retail stores applications (other than the grandfathered categories described above) would be required to meet the following requirements:
 - a) received 75% of its gross revenue from the sale of tobacco products and smoking instruments, intended for off-premises consumption and use;
 - b) prohibits persons under age 18 from entering the premises;
 - c) does not offer video lottery games, social gaming, or betting on the premises;
 - d) does not sell, offer, or allow on-premises consumption of food or beverages, including alcohol;
 - e) is a stand-alone business with no other businesses or residential property attached to the premises;
 - f) has a maximum seating capacity of four persons; and
 - g) allows smoking only for the purpose of sampling tobacco products for making retail purchase decisions.

Brief on Tobacco Retail Licensing

Benton County Tobacco Prevention Program

Youth access to tobacco.

In 1997, Benton County and Corvallis made reducing youth access to tobacco, addiction to tobacco, and harmful effects of tobacco, a priority by including tobacco retail licensing in their respective local codes (BCC Ch. 17, CMC Ch. 8.10). Oregon law prohibits the sale of tobacco through self-service displays; requires retailers to check the ID of tobacco purchasers; prohibits the sale of tobacco to minors; and prohibits the possession of tobacco by minors (ORS 167.407, ORS 163.575, ORS 431.840, ORS 167.400-4001).

Minors are still able to access tobacco in Benton County.

- During the 2008-2009 Synar¹ inspections, Benton County had a 30.8% non-compliance rate compared to the statewide average of 16.7%².
- In Benton County, 13% of 11th graders and 5% of 8th graders surveyed said they used cigarettes (2009).

Strengthen current tobacco retail licensing system.

Research demonstrates that strong tobacco retail ordinances dramatically reduce youth access to tobacco.

- Compliance checks, retailer education, and fines issued for sales to minors were associated with a 38% decrease in tobacco sales to minors in Philadelphia between 1994 and 1998.
- In a 2009 review of 26 California communities with strong tobacco retail licensing ordinances, youth sales declined in all 26 communities, with an average decrease of 68%.

The failure of retailers to comply with all tobacco control laws, particularly the sale of tobacco products to minors, presents a threat to the health of the community. Strengthening the present tobacco retail licensing requirements will allow Benton County to regulate the operation of lawful businesses; discourage violations of federal, state and local tobacco control laws; and protect the residents of Benton County.

Local tobacco retail license systems are considered “strong” if they:

- 1) Require all tobacco retailers to obtain a license and renew it annually;
- 2) Prohibit retailers from violating any federal, state or local tobacco control law;
- 3) Authorize suspension or revocation of the license for any violation and identify a dedicated enforcement agency; and
- 4) Provide a license fee that funds the costs of license administration, implementation and enforcement.

A sufficient fee is particularly important for a “strong” license system. Currently, Benton County and Corvallis charge \$6 and \$35 respectively for an annual tobacco retail license. Representatives from both jurisdictions report insufficient enforcement due to proper funding. Although there is a large range of fees for local licenses a typical fee range for “strong” license systems is approximately \$150 to \$400 annually to fund enforcement.

Examples of jurisdictions with “strong” tobacco retail license systems (list is not exhaustive): Massachusetts; California; more than 60 local jurisdictions within California; New York; and New York City

¹ The Synar Amendment is a federal mandate that requires each state to monitor compliance with federal, state, and local laws pertaining to sales of tobacco to minors. Compliance rates are measured by random, unannounced inspections of a random sample of tobacco retailers.

² Congress has mandated that each state reduce the rate of tobacco sales to minors to less than 20%, or risk the loss of up to 40% of the state’s Substance Abuse Prevention & Treatment Block Grant allotment. In 2007-2008, Oregon had the highest level of tobacco sales to minors in the country (18.8%).

Brief on Electronic Cigarettes

Benton County Tobacco Prevention Program

What are electronic cigarettes?

Commonly known as e-cigarettes, they are battery-operated devices designed to look like and be used in the same manner as conventional cigarettes. E-cigarettes use cartridges to deliver vaporized nicotine through a propylene glycol solution.

Several Benton County businesses have contacted the Tobacco Program with questions about the legality of e-cigarettes. While state law does not prohibit their use inside, we informed business owners they are free to restrict the use of these products inside their establishments if they pose challenges to enforcement of the Indoor Clean Air Act.

Manufacturers and retailers have made unproven health claims about their products- asserting that they are safe or safer than traditional cigarettes. Companies also claim that e-cigarettes can help people to quit smoking.

The FDA is investigating e-cigarettes, but the products are currently unregulated at the federal level. In July 2009, one limited study conducted by the FDA found that the products contained carcinogens and toxic chemicals, including the ingredients found in anti-freeze. E-cigarettes are being sold locally, and because they are unregulated, ingredients, nicotine levels, type of nicotine, and safety claims go unchecked.

According to the Cancer Action Network of the American Cancer Society, American Heart Association, Campaign for Tobacco-Free Kids, and American Lung Association, additional research is needed to ascertain what is in these products, what effects they have on users and how they are being used. Until the products are found to be safe and effective, they should not be on the market.

E-cigarettes have a high appeal to youth, and are sold in convenience stores and mall kiosks. E-cigarettes deliver nicotine, a highly addictive substance, and they are available in candy flavors.

The novel construction of e-cigarettes raises new concerns of potential risks, including:

- Appeal to and addiction of children
- Displacement of effective cessation
- Long term inhalation of propylene glycol
- Chemical contamination
- Uncontrolled levels of nicotine
- Misleading advertising of contents
- Accidental ingestion by young children because e-cigarettes and flavorings are generally not sold in child resistant containers, are readily obtained via the Internet and, for some refill kits, even come with a syringe

Suggested local regulations on e-cigarettes and unapproved nicotine delivery products:

- Prohibit sale and distribution to and use by minors
- Include e-cigarettes in the smokefree workplace law
- Ban free samples and discounted prices in all places

Examples of jurisdictions with e-cigarette regulations (list is not exhaustive): King County, WA; Clark County, WA; Spokane, WA; Madison County, KY; Springfield, MO

INTER

OFFICE

MEMO

To: Mayor and City Council
From: Ellen Volmert, Assistant City Manager;  Kent Weiss, Housing Manager; Gary Boldizar, 
Police Chief
Subject: Community Alliance for Diversity Ombudsperson Contract
Date: February 6, 2012

PURPOSE

Present the letter of termination and staff's recommendations for ombudsperson services.

BACKGROUND

The Community Alliance for Diversity (CAD) was formed in 1993 and the City of Corvallis was a founding member. When the City's Ombudsperson position was eliminated in 2004, The City entered into a contract with CAD to provide a portion of that position's workload. The contract has been managed by the City Manager's Office since that time. The scope of work includes providing presentations to the public and to City departments on the City's Civil Rights ordinance and liaison services which include receiving inquiries, providing resource information and keeping regular office hours. The contract covers up to 168 hours of service a year for \$8,232 and additional hours can be added for an additional charge.

Over the years, CAD has struggled to perform the required services under the contract. Attached to this memo is a January 25, 2012 letter from CAD giving 30 days notice to the City of termination of the contract. The letter outlines the changes the organization has experienced since first entering into the contract and how that has impacted their ability to provide the required services.

The City of Corvallis has also undergone some changes since the initial contract. For example, the Corvallis Police Department formed the Citizen Review Board which now examines all officer-involved fatal shootings, as well as reviewing traffic stop data and allegations of racial or other bias against individuals and serves as a citizen-based accessible process for review of complaints and other matters. Other types of complaints under the Civil Rights ordinance are already handled by other agencies including the Fair Housing Council of Oregon and the State Bureau of Labor and Industry (BOLI).

DISCUSSION

Given the other resources already available for handling complaints, and the generally low level of inquiries, City Manager's Office, Police Department and Housing Division staff believe that the liaison services can be maintained through existing staff and resources. The City Attorney's Office would be the logical body to provide presentations should a request be received from the public or a City department. This would be done without additional cost as a part of the existing retainer. Given the very low number of requests over the years, they have indicated that they would be able to perform this portion of the services currently covered under the CAD contract.

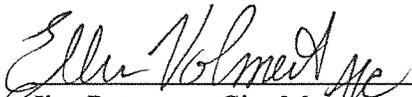
The City continues to support diversity goals in the community and its participation in organizations such as the Employer Partnership for Diversity and the OSU Holocaust Memorial event. We would continue our interest in a viable, fully supported and funded CAD organization, regardless of whether that organization was providing direct services through a contract.

FINANCIAL IMPACT

There is a slight positive impact to the current year budget due to early termination (effective March 1, 2012) and for 2012/13 if the contract is not replaced with an additional expense elsewhere.

RECOMMENDATION

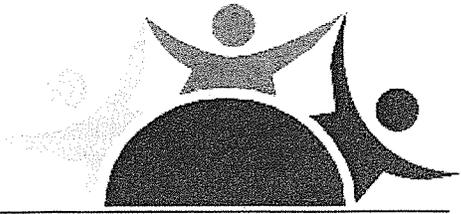
That the City Council accept the letter of termination from the Community Alliance for Diversity and the staff's recommendation for continuing liaison and presentation services relative to the City's Civil Rights ordinance.



Jim Patterson, City Manager



Nancy Brewer, Finance Director



408 SW Monroe St
P.O. Box M210E
Corvallis, OR 97339

RECEIVED

JAN 30 2012

CITY MANAGERS
OFFICE

Community Alliance for Diversity

January 25, 2012

501 S.W. Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083

Dear Mr. Patterson:

On January 10th, 2012 I, and the rest of the Executive Committee for the Community Alliance for Diversity, met with you to discuss the service contract our organization has with the City. Per that discussion I am providing you with this letter of termination that you requested as well as some history that will help you and the City Council better understand our need to terminate what has been referred to as the Ombuds contract with the City.

In June, 1993, seven organizations came together to form the Community Alliance for Diversity. Those organizations were the City of Corvallis, Benton County, Oregon State University, Linn-Benton Community College, 509J School District, the Corvallis Downtown Association and the Corvallis Chamber of Commerce. In July of that year one representative from each of these organizations was appointed to the Steering Committee of CAD. This committee was charged with designing, developing and overseeing an action plan to coordinate and promote existing and new activities and events that supported diversity. All resources for carrying out this responsibility (human and material) were provided by these organizations and 5 objectives were developed for the organization;

- Develop a principle for the Community
- Encourage community dialogue about diversity
- Develop a diversity event for the community
- Create a resource directory and community calendar for events; serve as clearing house for community organizations
- Formalize structure of the Community Alliance for Diversity

By the time the City and CAD agreed to enter into a contract to provide referral and presentation services for the City, the Community Alliance for Diversity had a healthy income of ~\$45,000 and had hired an Executive Director. It is my understanding that the services outlined in the contract would be part of the additional duties of the Executive Director who was already being paid for services from the generous support of those seven founding organizations as well as other funding sources. The City agreed to pay a stipend in support of that contract. Again, this amount was offered in support of an already existing, fully funded position and merely added to the duties of that position. Also, these funds were offered in addition to funds already provided by the City to support the organization's objectives that the City helped develop.

Today, we no longer get funding from those seven organizations in support of those objectives, with one exception. Larry Roper, from OSU, has continued to provide our organization with some funding in the hope that CAD would be able to continue the work it began over 15 years ago. While we greatly appreciate Dr. Roper's continued support, it can, in no way, match the funding CAD had seen when it was a healthy organization.

January 25, 2012

Due to the lack of financial support from most of the founding organizations our effort to continue to support the contract with the City has taken up most of the income and effort of our organization and the contract is negatively impacting CAD's fulfillment of its mission and activities. Because of this we can no longer support this contract. As Chair of the Community Alliance for Diversity I am, officially, giving the City 30 days notice of our intent to end this contract.

I wish you and the City all the best and offer hope that, should the Community Alliance for Diversity become a viable, fully supported and funded organization, we can revisit support for this contract.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Johnston", with a stylized flourish extending to the right.

Tom Johnston
Chair – Community Alliance for Diversity



Office of the Mayor
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6985
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February 6, 2012

Senator Richard Devlin, Co-Chair
Representative Peter Buckley, Co-Chair
Representative Dennis Richardson, Co-Chair
Joint Ways and Means Committee
900 Court Street, NE
Salem, OR 97301

Dear Co-Chairs Devlin, Buckley, and Richardson:

As Mayor of the City of Corvallis, I wholeheartedly support the proposed new student residence hall on the campus of Oregon State University.

Last fall OSU and the City of Corvallis embarked on a multi-year collaborative effort to address the impacts of recent and projected future enrollment growth on the community and the livability of Corvallis. We are jointly and actively pursuing both near- and long-term strategies to address traffic, parking, housing, and other issues that are affecting both the neighborhoods near campus and the community beyond. As part of this effort, there is clear agreement across the spectrum: we need more on-campus housing. Currently, 80 percent of OSU students live off-campus. The result is a rental housing availability of less than one percent, along with the related issues of parking, traffic, and the lack of housing options for non-student renters.

We all deeply appreciate the value that OSU brings to Corvallis and the larger community and state. Enabling OSU to build on-campus housing will help address ongoing and future community concerns without involving any additional investment of public funds.

I urge your approval of OSU's ability to finance a new residence hall on campus over the next biennium.

Sincerely,

Julie Jones Manning
Mayor, City of Corvallis

- cc: Members of the Ways and Means Committee
- Senator Betsy Johnson, Co-Vice Chair
 - Representative Bill Garrard, Co-Vice Chair
 - Representative Nancy Nathanson, Co-Vice Chair
 - Senator Alan C Bates
 - Senator Chris Edwards
 - Senator Fred Girod
 - Senator Rod Monroe
 - Senator David Nelson
 - Senator Chuck Thomsen
 - Senator Joanne Verger
 - Senator Doug Whitsett

- Senator Jackie Winters
- Representative E. Terry Beyer
- Representative Jean Cowan
- Representative Tim Freeman
- Representative Betty Komp
- Representative Mike McLane
- Representative Mary Nolan
- Representative Tobias Read
- Representative Greg Smith
- Representative Kim Thatcher
- Representative Gene Whisnant

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Excerpts from Justice Stevens' Dissenting Opinion in the *Citizens United* Decision
(Also dissenting were Justice Ginsburg, Justice Breyer, and Justice Sotomayor, 2010)

“...The conceit that corporations must be treated identically to natural persons in the political sphere is not only inaccurate but also inadequate to justify the Court's disposition of this case....

“...In the context of election to public office, the distinction between corporate and human speakers is significant. Although they make enormous contributions to our society, corporations are not actually members of it. They cannot vote or run for office. Because they may be managed and controlled by nonresidents, their interests may conflict in fundamental respects with the interests of eligible voters. The financial resources, legal structure, and instrumental orientation of corporations raise legitimate concerns about their role in the electoral process. Our lawmakers have a compelling constitutional basis, if not also a democratic duty, to take measures designed to guard against the potentially deleterious effects of corporate spending in local and national races.

“The majority's approach to corporate electioneering marks a dramatic break from our past. Congress has placed special limitations on campaign spending by corporations ever since the passage of the Tillman Act in 1907, ch. 420, 34 Stat. 864. We have unanimously concluded that this "reflects a permissible assessment of the dangers posed by those entities to the electoral process," *FEC v. National Right to Work Comm.*, 459 U. S. 197, 209 (1982) (NRWC), and have accepted the "legislative judgment that the special characteristics of the corporate structure require particularly careful regulation," *id.*, at 209–210....

“...The Court's ruling threatens to undermine the integrity of elected institutions across the Nation. The path it has taken to reach its outcome will, I fear, do damage to this institution....

“...Their [*the majority's*] conclusion that the societal interest in avoiding corruption and the appearance of corruption does not provide an adequate justification for regulating corporate expenditures on candidate elections relies on an incorrect description of that interest, along with a failure to acknowledge the relevance of established facts and the considered judgments of state and federal legislatures over many decades.

“In a democratic society, the longstanding consensus on the need to limit corporate campaign spending should outweigh the wooden application of judge-made rules. The majority's rejection of this principle "elevate[s] corporations to a level of deference which has not been seen at least since the days when substantive due process was regularly used to invalidate regulatory legislation thought to unfairly impinge upon established economic interests." *Bellotti*, 435 U. S., at 817, n. 13 (White, J., dissenting). At bottom, the Court's opinion is thus a rejection of the common sense of the American people, who have recognized a need to prevent corporations from undermining selfgovernment [*sic*] since the founding, and who have fought against the distinctive corrupting potential of corporate electioneering since the days of Theodore Roosevelt. It is a strange time to repudiate that common sense. While American democracy is imperfect, few outside the majority of this Court would have thought its flaws included a dearth of corporate money in politics.”

Good afternoon, Mayor Manning and Counselors.

My name is Ralph (Bart) Bolger. I live
in Corvallis.

I come to you today as a member of the Corvallis Area Move to Amend, an affiliate of the national organization, Move to Amend.¹

We support the passage and ratification of a U.S. constitutional amendment which aims to reverse the effects of the January 2010 Supreme Court decision, Citizens United vs. Federal Election Commission.

In this ruling, the Court held that money spent on election campaigns is a form of speech and that corporations and other artificial entities enjoy first amendment free speech protections. Therefore, certain forms of campaign spending may not be regulated at any level of government.

This has resulted in an increasing flood of campaign advertising which may or may not inform voters of the facts. Monied interests now have the ability to monopolize the microphone, drowning out the voices of common citizens. And let me hasten to add that these monied interests may be corporations, labor unions or even non-profits. To be ethically consistent, you must address all of them.

In addition, the notion of what has been termed "corporate personhood" has been dramatically fortified by the Citizens United decision, thus giving corporations and other groups protections under both the first amendment (free speech) and the 14th amendment equal protection clause. The framers certainly intended these protections be conveyed only to natural persons.

While all of this money in politics certainly has national implications, one might ask just what effect will be felt in Corvallis. Two things come to mind:

First, local independent businesses and small-scale citizen groups do not have sufficient resources to indulge in the high-stakes "pay-to-play" game

¹ www.movetoamend.org

2/6/12

that is taking over our elections. This is a quote from a recent article published by the American Independent Business Alliance: "Small businesses increasingly recognize they lose out when large corporations are permitted to translate their wealth into political power that yields tax loopholes, subsidies and other preferential treatment."²

Second, there is the affect on Corvallis voter participation in elections. One of my colleagues will address this issue in a moment.

So why do we need a constitutional amendment? Very simply, now that the Supreme Court has ruled on money as speech and corporate personhood, any legislative remedy would be ruled unconstitutional. Now, there are several proposed constitutional amendments floating around Congress at the moment, including one introduced by Congressman Kurt Schrader. Some are better than others. Some contain gaping loopholes. Our group is not endorsing any of the current amendments, just the rationale behind them. We are working to build a movement, a truly grassroots effort.

You have in your packets for today's meeting our suggested wording for a petition we intend to circulate once the ballot title is approved. It contains the declarations that money is not speech and the protections afforded by the U.S. Constitution are rights intended for natural persons only.

We have a broad base of support for this movement. It is national, it is local and it is growing very rapidly. People are tired of seeing our democracy corrupted by groups that can afford to buy influence and stream the loudest possible message over our airwaves.

Finally, this is not about party politics. It is about movement, grassroots politics. We do not feel the labels of liberal or conservative apply. Perhaps that is why our numbers are growing so rapidly.

I thank you for your time.

² Website: <http://www.amiba.net/news/2011-media/montana-rejects-cuvfec>