



ADMINISTRATIVE SERVICES COMMITTEE
Agenda

Wednesday, June 20, 2012
4:00 pm

Madison Avenue Meeting Room
500 SW Madison

- | | |
|------------------------------------|---|
| Discussion/ Possible Action | I. Advisory Question Explanatory Statement
(Attachment) |
| Discussion/ Possible Action | II. Enterprise Zone Application – NuScale Power, LLC
(Attachment) |
| Discussion/ Possible Action | III. Municipal Code Review: Chapter 3.08,
"Transit Operations Fee"
(Attachment) |
| Discussion/ Possible Action | IV. Municipal Code Review: Chapter 3.06,
"City Services Billing"
(Attachment) |
| Information | V. Other Business |

The JULY 4, 2012 meeting has been canceled.

Next Scheduled Meeting

Wednesday, July 18, 2012 at 4:00 pm
Madison Avenue Meeting Room, 500 SW Madison Ave

Agenda

Land Use Application Fees Review
Comcast Franchise Renewal Update
2013-2014 City Council Team Building and Goal Setting
Facilitator Process



CORVALLIS CITY ATTORNEY
456 SW Monroe, #101
Corvallis, OR 97333
Telephone: (541) 766-6906
Fax: (541) 752-7532

MEMORANDUM

To: Administrative Services Committee
From: Jim Brewer, Deputy City Attorney 
Date: June 12, 2012
Subject: Draft Explanatory Statement for Advisory Question
Corvallis Area Move to Amend

I. Issue:

For City measures before the voters, the City Council is required by ORS 251.345 to provide an explanatory statement for measures that originate with the City, and is required by Special Ordinance 2006-25 to provide an explanatory statement for all other City measures if the County is providing a voters pamphlet. The advisory question initially sponsored by Corvallis Area Move to Amend will be on the November general election ballot, and the County will be providing a voters pamphlet.

II. Background and Discussion:

Attached to this memorandum for your consideration is a draft explanatory statement for the advisory question that the Council has agreed to refer to the voters (Exhibit A). You may recall that a ballot title for this measure was approved at the City Council's April 4, 2012 meeting. That ballot title is attached for your convenience (Exhibit B). This draft explanatory statement sets out the substantive language that the Corvallis Move to Amend supporters asked the Council to pass on to the voters (it is Section II of the measure drafted by the proponents, titled "Text of Petition"). The draft explanatory statement is fairly simple in form, explaining the purpose of the advisory question, then setting out the substantive portion of the text, and then explaining the legal effect of voter approval of the measure.

In our opinion, the draft explanatory statement complies with the requirements of state law (ORS 251.345) and the Election Division's administrative rules (OAR 165-022-0040). The explanatory statement meets these requirements by offering an impartial, simple, and understandable statement explaining the measure and its effect. The statement falls below the maximum number of words (500) and complies with the rules promulgated by the Election Division and with the less formal rules the Election Division has promulgated through its memorandum setting out inadvisable language.

The Committee and the City Council has the authority to revise the explanatory statement so long as it complies with the statutory and administrative requirements set by the State.

III. Recommendation:

Our office recommends the Committee review the draft explanatory statement and approve the following motion:

I move the Committee recommend that the City Council approve the text of the draft explanatory statement for the November 2012 advisory question.

Review and concur:

A handwritten signature in black ink, appearing to read 'James A. Patterson', written over a horizontal line.

James A. Patterson
City Manager

DRAFT EXPLANATORY STATEMENT

This advisory question asks the voters of the City of Corvallis whether the Mayor and City Council should convey the following message to the elected federal, state, and county representatives of the citizens of Corvallis, regarding a proposed amendment to the United States Constitution:

- “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.”

Pursuant to Corvallis Municipal Code Chapter 1.10, this measure is an advisory question. If approved by a majority of the voters, this measure does not have the force of law.

281/500 words.

Exhibit A

**CITY OF CORVALLIS
NOTICE OF RECEIPT OF BALLOT TITLE
FOR ADVISORY QUESTION**

Notice is hereby given that the following ballot title for a proposed ballot measure was received by the Assistant to City Manager/City Recorder of the City of Corvallis on April 16, 2012:

CAPTION: 02-____ U.S. Constitutional Amendment Addressing Artificial Entities' Personhood and Campaign Contributions

QUESTION: Shall the City urge elected representatives to support Constitutional Amendment denying artificial entities' personhood and rejecting money as speech?

SUMMARY: This non-binding advisory question regards legal decisions that affect campaign financing of elections at all levels (city, county, state, and nation), based on the Supreme Court interpretation of the U. S. Constitution. This question asks whether the City should inform elected officials that the voters in Corvallis believe United States Constitution should be amended to limit constitutional rights to natural persons only, and to specify that campaign contributions and money spent in election campaigns is not speech protected by the First Amendment. Decisions by the U. S. Supreme Court currently afford 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 both natural persons and artificial entities in election campaigns. The proposed amendment would guarantee the ability of governments at all levels to limit the privileges of artificial entities. The amendment would guarantee the ability of governments to regulate, limit, or prohibit contributions and expenditures for election campaigns.

An elector may file petition for review of this ballot title in the Benton County Circuit Court no later than 5:00 pm on Monday, April 30, 2012.

Kathy Louie
Assistant to City Manager/City Recorder

Publish: Friday, April 20, 2012

EXHIBIT B PG 1

MEMORANDUM

DATE: June 13, 2012
TO: Administrative Services Committee
FROM: Ken Gibb, Community Development Director 
RE: Enterprise Zone application

Attached is a memorandum and packet of information from Bill Ford, Enterprise Zone Manager, related to an Enterprise Zone application from NuScale Power. The Business Enterprise Center (BEC) is under contract to the City of Corvallis to provide economic development services including Enterprise Zone management.

NuScale plans to construct new facilities at their current offices on the Hewlett-Packard campus, and is in the process of adding an additional 22,000 square feet. While NuScale's Business office is located in Tigard, Oregon where it employs 15 – 20 employees, 85% of NuScale's employees are working out of the Corvallis facility. NuScale is currently expanding its operation and is recruiting nationally and internationally for people that are highly skilled engineers with technology experience.

As noted in the packet from the BEC, the Enterprise Zone application has been reviewed by the EZ manager and the Benton County Assessor and determined to meet eligibility criteria for the Benton Corvallis EZ property tax abatement subject to approval by the Zone co-sponsors – Benton County and the City of Corvallis.

Included in the packet is a draft City Council resolution that would extend the EZ tax abatement subject to meeting specific additional performance criteria including local ownership and energy efficiency.

Bill Ford of the BEC will be present to discuss the application with the Committee.

Requested Action:

ASC is requested to review this information and recommend approval of the Resolution by the City Council.

Review and Concur:


Jim Patterson, City Manager



The Business Enterprise Center

Success Starts Here

1965 SW Airport Avenue Corvallis, Oregon 97333 Tel: 541.758.4009 Fax: 541.286.4174

Memo

Date: June 12, 2012

To: Benton-Corvallis Enterprise Zone Co-Sponsors; Benton County and City of Corvallis

From: Bill Ford, Enterprise Zone Manager

Subject: Request for Approval: NuScale Power Agreement for Extended Zone Benefits

Reason for Request

NuScale Power LLC has submitted an Enterprise Zone Authorization Application and has requested Extended Benefits beyond the regular three year tax exemption. Regulations require that the company enter into an agreement with the City and other Enterprise Zone sponsors. In order to qualify for the additional two years of tax abatement, the company must pay 150% of Benton County's Average Annual Wage to its new employees.

Description of Project

The project is \$3.2 million for modifications to and construction of new facilities at NuScale Power's current offices on the Hewlett-Packard campus. This investment will support growth in employment and allow procurement of computer hardware and software for the design and simulation of the NuScale power plant for safety and certification purposes.

NuScale Power LLC is the designer of a modular nuclear reactor, and is currently seeking to hire 40 new high wage positions with the ultimate goal of hiring 90 new employees with the investment provided by the Benton-Corvallis Enterprise Zone tax abatements. This is in excess of the required 10% increase.

The approval of all co-sponsors is needed.

Thank you for your support.



DEPARTMENT OF ASSESSMENT

4077 SW Research Way

Corvallis, OR 97333

PHONE: (541) 766-6855

FAX: (541) 766-6848

DATE: May 30, 2012

TO: NuScale Power LLC, Bill Ford, Benton County/City of Corvallis Zone Sponsors

RE: Enterprise Zone Pre-authorization Application for Nuscale Power

FROM: Tami Woodward, Assessor

Based on the information reported on the Oregon Enterprise Zone Application submitted by NuScale Power on April 13, 2012; the requirements of ORS 285C.140 appear to be met.

NuScale Power must still receive final approval from the Zone Sponsors.

A handwritten signature in black ink, appearing to read "Tami Woodward", is written over the printed name.

Tami Woodward
Benton County Assessor

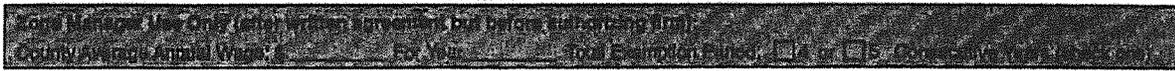
OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION

• Complete form and submit to the local enterprise zone manager **before** breaking ground or beginning work at the site. • Please type or print neatly.

APPLICANT

Enterprise Zone or Rural Renewal Energy Development Zone (where business firm and property will be located)		County	
Benton County Enterprise Zone (HP Campus)		Benton	
Name of Business Firm		Telephone Number	
NuScale Power LLC		(503) 715.2228	
Mailing Address	City	State	ZIP Code
6650 SW Redwood Lane, Ste 210	Portland	OR	97330
Location of Property (street address if different from above)	City	State	ZIP Code
1100 NE Circle Blvd., Suite 350	Corvallis	OR	97224
Map and Tax Lot Number of Site	Contact Person	Title	
115250001202	Julie Adleman, CPA	Controller	

- My firm expects to first claim the standard property tax exemption in the following year(s): 2012, 2013 per Assessor
- Check here if your firm has or has had another exemption in this enterprise zone. Note the first year of such exemption: _____
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if you are requesting an **extended abatement** of one or two additional years of exemption. This is subject to minimum average annual "compensation" for employees and written agreement with local zone sponsor. Sponsor may request additional requirements.



BUSINESS ELIGIBILITY

Eligible Activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk Printing Shipping Agricultural Production Energy Generation
- Assembly Processing Software Publishing Storage Back-office Systems
- Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm):
Design of Non CO2 based Electrical Power generation systems

Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities" checked above: _____

Special Cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____ %.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide or regional in scope and locally significant.)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone. (This also provides for an income tax credit.)

EMPLOYMENT IN THE ENTERPRISE ZONE (see worksheets on last page)

Do not count temporary, seasonal, construction, FTE, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average employment in the zone over the past 12 months is Approx. 70 jobs.

New Employees—Hiring is expected to begin on (date or month and year): Dec. 2011 - Ongoing

Hiring is expected to be completed by (month and year): Jan. 2013

Estimated total number of new employees to be hired with this investment is: Approx. 90

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will increase existing employment within the zone by one new employee or by 10 percent, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is also filed by April 1 following each calendar year of exemption, total employment in the zone will not have shrunk by 85 percent at one time or by 50 percent twice in a row, compared to any previous year's figure.
- My firm will comply with local additional requirements as contained in: (1) a written agreement, (2) zone sponsor resolution(s) waiving required employment increase, or (3) an urban enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

OREGON EMPLOYMENT OUTSIDE THE ENTERPRISE ZONE

Check only those that apply:

- Check here if your firm or a commonly controlled firm is, or will be, closing or curtailing operations in the state beyond 30 miles of the zone's boundary. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment.
- Check here if you are transferring any operations into the zone from site(s) within 30 miles of the zone boundary (existing businesses only): My firm's average employment at the site(s) over the past 12 months is _____ jobs.
- Check here if your firm commits to increase the combined employment at the site(s) (within 30 miles) and in the zone to 110 percent of the existing combined level by April 1 and on average during the first year of exemption.

PROPOSED INVESTMENT IN QUALIFIED PROPERTY

Anticipated Timing—Enter dates or months/years

Action	Site and Building & Structures			Machinery and Equipment		
	Preparation	Construction*	Placed in Service	Procurement**	Installation	Placed in Service
To commence or begin on	April 2012	May 2012	2012 - 2013	Feb. 2012	May 2012	2012 - 2013
To be completed on	May 2012	2012 - 2013		Jan. 2013	2012 - 2013	

* And/or new reconstruction, additions to, or modifications of existing building(s) or structure(s).

** May precede application by up to three months.

Special Issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents).
- Check here for Work-in-Progress tax exemption for qualified property that is not yet placed in service and is located on site as of January 1. (Attach description and list of such probable property. See "Special Issues Worksheet," on the last page.)

Qualifying Property: Estimates of cost (please attach a preliminary list of machinery and equipment).

Type of Property		Number of Each/Item	Expected Estimated Value	Check if any Item will be Leased
Real Property	Building or structure to be newly constructed		\$	<input type="checkbox"/>
	New addition to or modification of an existing building/structure		\$ 700,000	<input checked="" type="checkbox"/>
	Heavy or affixed machinery and equipment		\$ 500,000	<input type="checkbox"/>
Personal Property Item(s) Costing:	\$50,000 or more (Computer Hardware & Software)		\$ 2,000,000	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for tangible production)		\$	<input type="checkbox"/>
Total Estimated Value of Investment			\$ 3,200,000	

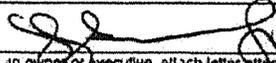
Additional Description: In addition to what is explained elsewhere, briefly comment below (or in an attachment) on the scope of your investment, the particular operations and output that are planned, and the intended uses of the qualifying property.

Modification of the current HP offices to support employment growth and construction of simulated control room for the NuScale power plant. Computer hardware and software is for the design and simulation of the NuScale power plant for safety and certification purposes.

DECLARATION

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 2B5C) and complies with all local, Oregon, and federal laws that are applicable to my business.

MUST BE SIGNED BY AN OWNER, COMPANY EXECUTIVE, OR AUTHORIZED REPRESENTATIVE OF THE BUSINESS FIRM

Signature: X  Date: 4/13/2012
 Title (if not an owner or executive, attach letter attesting to appropriate contractual authority):
 John J. Surina Jr. Chief Financial Officer

Local enterprise zone manager and county assessor must approve this application (with Enterprise Zone Authorization Approval, form 150-303-082)

Oregon Enterprise Zone AUTHORIZATION APPROVAL

• See instructions on the back.

ZONE MANAGER APPROVAL

Authorization is granted to: NuScale Power, LLC
(Name of eligible business firm)

Complete authorization application was submitted on: 4/13/2012

Date of pre-authorization conference (date must be on or after authorization application submission date indicated above): 5/17/2012 Summary Attached

The total **estimated** value of the qualified property to be constructed, modified, or installed: \$ 3,200,000

Annual **average** employment inside the enterprise zone: 70 (Full-Time, Year-Round, Employees)

The total **estimated** new hiring inside the enterprise zone: 90 (Full-Time, Year-Round, Employees)

The **anticipated** first year(s) for the exemption period(s) is (are): 2013

Special Circumstances:

Urban Enterprise Zone that imposes additional conditions? No Yes If yes, a description of each additional condition imposed by the enterprise zone sponsor with applicant's commitment to satisfy such condition(s) is attached prior to assessor's approval.

Extended abatement of four of five years in total requested? No Yes If yes, the written agreement between zone sponsor and applicant is: Rejected Finalized and attached (agreement must be executed prior to completion of this form).

The **filing fee** for authorization is: Waived \$200 \$ _____ (up to 0.1% of above estimated cost).

I approve the above-indicated application for authorization on behalf of the zone sponsor. I have determined that the above-named applicant proposes to engage in eligible business operation and has committed to meet the requirements to qualify for the exemption.

X William R. Ford 5/18/2012 Benton-Corvallis E.Z.
Signature of Local Zone Manager Date Name of Enterprise Zone

COUNTY ASSESSOR APPROVAL

I **approve** the application for authorization.

X [Signature] 5.31.12 Benton 541-766-6663
Signature of County Assessor or Authorized Representative Date County Telephone Number

I **deny** the application for authorization.

X _____
Signature of County Assessor or Authorized Representative Date County Telephone Number

INFORMATION FOR APPLICANT

If the county assessor approves your application, your business firm is authorized for an enterprise zone exemption on "qualified" property. This is property newly placed into service inside the enterprise zone and meeting other criteria. To receive this exemption you must:

- Achieve the required minimum employment at some point on or before April 1st;
- File an exemption claim that includes a property schedule with the county assessor after January 1, but no later than April 1st;
- Actually occupy or use qualified property consistent with intended commercial purposes before July 1st.

If on January 1 you have unfinished qualified property at the authorized site, provide evidence to the assessor by April 1 using form #150-310-020, in order to be exempt while work to construct, modify, or install property is in process. This pre-enterprise zone exemption is available to most authorized business firms for up to two years, but it does not include centrally assessed property. Hotel, motel, and destination resorts are not eligible, but they may apply (by April 1) for the regular "Cancellation of Assessment for Commercial Facilities under Construction" (ORS 307.330 and 307.340).

This authorization may extend to additional qualified property subject to certain limitations. The authorization application should be amended by written request before the initial January 1, assessment date to account for any substantial change of plans such as additional structure. For different, future investments, submit new application for authorization **before** beginning construction/installation activity.

If the county assessor denies your application and you disagree with that decision, you may **appeal** under ORS 305.404 and 305.560 to: Magistrate Division, **Oregon Tax Court**, 1163 State St, Salem OR 97301-2563. (You need to provide a copy of the appeal to the local zone manager, the Oregon Department of Revenue, and the Oregon Business Development Department.)

*Year following the year (ending December 31) when the constructed, modified, or installed property is in occupancy or use or fully ready to be occupied or used.

Distribution of copies upon final completion of the form: (Zone Manager—photocopy)

- White — Applicant
- Green — County Assessor
- Cyan — Oregon Department of Revenue
- Pink — Oregon Business Development Department
- Goldenrod — Contact Agency for First Source Hiring Agreement (attach only application)

Benton County Enterprise Zone Tax Abatement Goals

Applicant Information

Date: 4/13/2012

Business Name: NuScale Power LLC.

Contact Person: Julie Adleman,

Phone: 503-715-2223 Email: jadelman@nuscalepower.com

Overarching goal: Businesses are desired that encourage or demonstrate using resources in a manner that protects the environment while providing for a vigorous economy and meeting community needs now and in the future.

New Businesses:

To receive a tax abatement for years 1-3 a business must fit into one of the categories in Section I and have (3) Yes's in Section II, III or IV. If a business does not fit into one of the categories in section I it must have (5) Yes's in Section II, III or IV. The Year 4 and 5 optional tax credit would be awarded to those companies that have made progress over years 1-3 in meeting the goals listed below.

Existing or Start-up Business:

If a business already in the Enterprise Zone or a startup with no operational history does not meet the new business requirements to receive the tax abatement for years 1-3, it may submit a plan to move its organization toward becoming more sustainable based on items in the criteria. The plan will need approval and the business must report annually on its progress toward that plan. The Year 4 and 5 optional tax credit would be awarded to those companies that have made progress over years 1-3 in meeting the goals below.

Section I: Product / Services: Our company offers products or services that fit in the following business clusters. Please check one that applies:

- Green Building: (e.g. businesses that provide products or services to the green building market - insulated concrete forms, non-toxic building products, consulting services that support green building, etc.).
- Energy: Alternative energy and/or efficiency (e.g. wind, wave, solar, hydro, biofuels, energy conservation services. software/hardware to reduce energy usage, etc).
- Local Food production and processing. (using sustainable agricultural practices to reduce chemicals, water and non-renewal energy).
- Green technology: (manufacturing processes that create no hazardous substances while reducing resource use - computerized controls that reduce resource use, such as for wood processing, soil remediation, environmental sensors).
- Recycled and/or Replacement Products: (e.g. flower pots made from waste paper pulp, plastic lumber, twine made from recycled plastics).
- Sustainable Forest and Wood Products
- Other sustainable business cluster

Section II: Business Practices: Our company focuses on protecting resources and meeting community needs while enhancing the economy. Check all those that apply.

- We train our personnel to meet these goals in all business aspects.
- These goals are integrated into our business planning.
- We track our business performance with a sustainability management system. Please Identify (_____).
- We measure energy use and waste per unit of production
- Other sustainable business practices Recycling of paper & Toner already in place

Section III: Operations (Check all those that apply)

Design

Our company:

- Redesigns products so that they meet enterprise zone goals.
- Conducts Life Cycle Analyses on our product(s)/services
- Has reduced our product packaging by at least 20%
- Encouraged and engaged suppliers to redesign their products and services to meet enterprise zone goals.
- Other sustainable design practices: Our product is designed to set the industry standard in

Operations

Our company:

- Is locally owned.
- Routinely conducts process or facilities energy audits.
- Has reduced energy 10% per unit of production. (e.g. watts/widget).
- Has reduced green house gases to 1990 levels.
- Routinely/periodically conducts resource efficiency audits to reduce waste and raw materials.
- Routinely/periodically conducts efficiency audits for water usage.
- Routinely/periodically conducts employee satisfaction surveys with an action and implementation plan that follows.
- Has completed a chemical inventory that ranks toxic and hazardous materials and developed a plan to eliminate all persistent bio toxins (PBT's).
- Takes responsibly for our product at end of its useful life (e.g. takes back a computer to disassemble, recycle and or reuse components for a new product).
- Other sustainable operational strategies: Encourages alternative transport with Bike Racks & st

Section IV: Facilities

Our company:

- Intends to build to LEED (Leadership in Energy and Environmental Design) U.S. Green Building Standards or other "green" building standards.
- Will retrofit existing facilities to LEED or LEED Existing Building standards or equivalent.

Defining terms:

Sustainability/sustainable: The use of resources in a manner that protects the environment while providing for a vigorous economy and meeting community needs now and in the future. (See also Community Values: Corvallis Sustainability Coalition Guiding Principles.)

Enterprise Zone: A defined geographical area where a business can locate to obtain a 3-5 year tax abatement. The business must meet a minimum number of enterprise zone criteria to be awarded the tax abatement

Tax abatement: Elimination of requirement to pay property taxes on new investments in the Enterprise Zone (EZ) for a specified period of time, if EZ goals are met and if EZ manager has approved.

Green building: The practice of increasing the efficiency with which buildings use resources — energy, water, and materials — while reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal — the complete building life cycle.

Green technology/clean technology: Application of the environmental sciences to conserve the natural environment and resources, and to curb the negative impacts of human involvement (often abbreviated as “green tech” or “clean tech”). Sustainable development is the core of *environmental technologies*. When applying *sustainable development* as a solution for *environmental issues*, the solutions need to be socially equitable, economically viable, and environmentally sound.

Recycled/replacement products: the use of manufacturing waste and/or post consumer waste to create new consumer or industrial products. Products that provide the same function and form but are manufactured from different materials.

Sustainability Management System: An organization’s environmental management system (EMS). ISO 14001 is the international specification for an environmental management system (EMS). It specifies requirements for establishing an environmental policy, determining environmental aspects and impacts of products/activities/services, planning environmental objectives and measurable targets, implementation and operation of programs to meet objectives and targets, checking and corrective action, and management review. A Sustainability Management System integrates sustainability into an EMS such as ISO 14001

Persistent Bio Toxins (PBT): chemicals that are toxic, persist in the environment and bioaccumulate in food chains and, thus, pose risks to human health and ecosystems.

LEED: Acronym for Leadership in Energy and Environmental Design, a green building rating system. Developed by the U.S. Green Building Council, LEED provides a suite of standards for environmentally sustainable construction.

Community Values

I. Corvallis Sustainability Coalition – Guiding Principles

1. Reduce and ultimately eliminate dependence on fossil fuels and wasteful use of scarce metals and minerals. Use renewable resources whenever possible.
2. Reduce and ultimately eliminate dependence on persistent chemicals harmful to human health and the environment; and wasteful use of synthetic substances. Use biologically safe products whenever possible.
3. Reduce and ultimately eliminate encroachment upon natural ecosystems (e.g., land, water, wildlife, forests, soil). Protect natural ecosystems.
4. Support capacity of people to meet their basic needs fairly and efficiently.

II. Benton County Sustainability Policy: See attached policy

III. City of Corvallis Sustainability Policy: See attached policy

RESOLUTION NO. 2012-_____

A RESOLUTION APPROVING AN EXTENDED PROPERTY TAX ABATEMENT AGREEMENT BETWEEN THE COSPONSORS OF THE BENTON CORVALLIS ENTERPRISE ZONE AND NUSCALE POWER, LLC.

Minutes of the July 2, 2012 Corvallis City Council meeting, continued.

A resolution submitted by Councilor _____

WHEREAS, NuScale Power, LLC is expanding and investing in facility improvements and equipment; and

WHEREAS, NuScale Power, LLC intends to add new employees, which will be more than ten percent of current employment; and

WHEREAS, NuScale Power, LLC anticipates providing average pay and benefits to these employees equal to or greater than 150 percent of the Benton County average, as required under ORS 285C.160; and

WHEREAS, NuScale Power, LLC which is expanding in the Hewlett-Packard campus, has applied to extend the property tax abatement for which it qualifies through its inclusion in the Benton Corvallis Enterprise Zone; and

WHEREAS, the City of Corvallis has requested support of this agreement from the other co-sponsors of the Benton-Corvallis Enterprise Zone; and

WHEREAS, the City of Corvallis is a co-sponsor of the Benton-Corvallis Enterprise Zone.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES that the attached Extended Abatement Agreement is hereby approved by the Corvallis City Council.

City Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted, and the Mayor thereupon declared said resolution to be adopted.



The Business Enterprise Center

Success Starts Here

460 SW Madison Avenue, Suite #1 Corvallis, Oregon 97333 Tel: 541.758.4009 Fax: 541.758.7319

Corvallis / Benton County Sustainable Enterprise Zone Application Meeting for NuScale Power 05/17/12

Present at Meeting:

Bill Ford (EZ Zone Manager)

Tami Woodward (Benton County Tax Assessor)

Jeff Warnock (Nuscale)

Jay Surina (Nuscale)

Kyle Mason (Associate Business and Marketing Manager for The BEC)

Bob Devine (Enterprise Zone Advisor)

Tom Powell (Enterprise Zone Advisor)

George McAdams (Enterprise Zone Advisor)

Don Herbert (Enterprise Zone Advisor)

Dick Newkirk (Benton County)

Jenny Anderson (Benton County)

Leona Sparks (Benton County)

Purpose:

The purpose of the meeting was to 1) Review and consider the approval of NuScale Power's application for Enterprise Zone Tax Abatements; 2) discuss the merits of expanding the Benton/Corvallis Sustainable Enterprise Zone (EZ).

Summary:

Bill began meeting by summarizing the process for entering the Benton- Corvallis Sustainable Enterprise Zone and applying for the full five years of tax abatement. Afterwards Jeff Warnock and Jay Surina of NuScale gave the committee overview about NuScale.

NuScale was incorporated in 2007 in Corvallis, Oregon. It opened its office in 2008 in Corvallis and after outgrowing their initial location relocated across town in 2009. NuScale has been working to commercialize small modular reactor technology (SMR) which was first developed out of Oregon State University (OSU).

NuScale currently has 120 employees in Corvallis. They are looking to hire up to 200 employees. Currently NuScale is using 28,000 square feet for space located on the Hewlett Packard Campus and is in the process of adding an additional 22,000 square feet. NuScale's Business office is located in Tigard, Oregon where it employs 15 – 20 employees. However, 85% of NuScales employees are working out of the Corvallis facility. NuScale is currently expanding its operation and is recruiting nationally and internationally for people that are highly skilled engineers with technology experience. However, they prefer to hire local people if qualified. The Fluor Group announced its investment in NuScale and became its majority shareholder in October, 2011.

NuScale is currently working in its development of a Simulator and Control Room that is functional for testing and visitation applications. They are currently in a design process and are hoping to shift eventually into procurement. Their hope is that NuScale will be able to license this technology. In addition they are attempting to open a supply chain in which parts of the supply chain will come from Oregon. It is their desire to stay in Oregon for at least the development phase of their operation. They are currently opening and seeking to hire 40 new high wage positions of which 38 are in engineering and management. NuScale has the exclusive rights to core technology at OSU in exchange OSU own a stake in the company. OSU operates the test facility and Nuscale has a 15 year agreement that allows it to use the reactor.

Question from Advisory Committee:

Q) How many local jobs are you hiring?

R) 10% of new hires are local. They are mostly coming from former Hewlett Packard personnel, and recent graduates from OSU Nuclear Engineering program. NuScale will also be using Work Source Oregon as they seek out potential employees.

Q) Will your hiring plateau?

R) That is hard to determine at this time.

Q) Will Fluor be performing the completion of the manufacturing plants or NuScale?

R) It is unlikely that NuScale will not be building any of the plants. Nuscale will profit by selling the design work. It is estimated that it will cost 800 million dollars to complete the design phase. NuScale has a close working relationship with OSU and it just started a million dollar grant for OSU.

Advisory Committee Decision:

The EZ Advisory Committee gave unanimous agreement that Nuscale would be a good fit for the Corvallis/ Benton County Sustainable Enterprise Zone. It was then passed on to the Benton County Tax Assessor to overview their EZ application.

Second agenda item: Should the Corvallis / Benton County Enterprise Zone expand?

The advisory committee considered whether the EZ should be expanded. Bill Ford said there had been interest in the Eastgate Business Center located on Highway 34 outside of Corvallis being included in the EZ Zone. After some discussion by the advisory committee they agreed that they wanted to wait to expand the Enterprise Zone. They said they would like to discuss the matter later after the city has hired its new Economic Development staff.

MEMORANDUM

June 6, 2012

To: Administrative Services Committee
From: Mary Steckel, Public Works Director 
Subject: Transit Operations Fee Rate Adjustments

Issue:

During the January 17, 2012 City Council meeting, Councilor Traber requested information on the process to revise the Corvallis Municipal Code (CMC) section on the annual adjustment to the Transit Operations Fee (TOF) to require a Council review before any adjustment would go into effect.

Background:

At their May 5, 2010 meeting, the Administrative Services Committee voted to recommend to Council that the TOF be adjusted annually based on the average price of gasoline in the previous calendar year. The methodology for adjusting the fee is prescribed by CMC 3.08.050 using an objective pricing index. The Code states:

3.08.050 Determination of Transit Operations Fee

5) In January of each year, the Director shall review the Transit Operations Fee.

a) The Director shall obtain the average price of a gallon of gasoline for the previous calendar year from the U.S. Regional Motor Gasoline Prices and Inventories, Energy Information Administration/Short-Term Energy Outlook, Gasoline Regular Grade Retail Prices Excluding Taxes for PADD5 (West Coast). To the average price of a gallon of gasoline obtained in this manner shall be added the State of Oregon and federal fuel taxes then in effect.

b) The new monthly Transit Operations Fee for a single family utility customer shall be either the average price of a gallon of gasoline plus taxes or \$2.75, whichever is greater.

c) If the single family fee changes as a result of this review process, the per-trip fee for the other customer groups will be adjusted proportionally.

d) Changes to the Transit Operations Fee will be implemented on the 1st of February.

On February 1, 2012, the rate was adjusted, without Council action, per this methodology to \$3.73 for a single family customer.

While there are fee rate changes that are reviewed by the City Council, the TOF methodology is similar to annual automatic adjustments to other City revenues that use the Consumers Price Index, the Engineering News Record, or other annual inflationary indexes. These include the Transportation Maintenance Fee, the Parking In-Lieu-Of fee, the lease and rental rates on city-owned properties and the value of surplus properties.

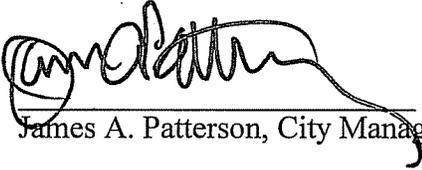
Discussion:

If the Council desires to change the TOF CMC chapter, that can be accomplished by directing staff to bring a revised ordinance to the Administrative Services Committee. Ordinance changes require either a unanimous approval of the City Council on the first reading or a majority of the City Council voting yes at a first and second reading.

Staff would also like to suggest a revision to this chapter to change the index used to determine the annual adjustment. When the staff report to Council was being written in January, it was discovered that the federal Energy Information Administration no longer publishes the average gasoline price the same way they had when the language in the ordinance was developed. This led to a significant work effort by staff to determine the average gasoline price based on what data the Administration does provide. To simplify the process and make the index more easily understood and obtainable by the general public, staff recommends using the information published by the Oregon AAA (American Automotive Association) to establish the average price of a gallon of gasoline for the previous twelve months. The AAA uses data published by the Oil Price Information Service (OPIS), a subscriber service used by fuel suppliers and vendors throughout the nation. For 2011, the average gasoline price according to the AAA was \$3.65.

Should ASC concur with staff's recommendation to change the source of the average gasoline price information, attached is a draft revised ordinance with new language for **3.08.050 Determination of Transit Operations Fee** to use the fuel prices published by American Automotive Association for Oregon as the index to determine the preceding average twelve-month price.

Review and concur,



James A. Patterson, City Manager

Attachment - Revised ordinance

ORDINANCE 2012- _____

AN ORDINANCE RELATING TO DETERMINATION OF TRANSIT OPERATIONS FEE, AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.08.050, "DETERMINATION OF TRANSIT OPERATIONS FEE", AS AMENDED

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Municipal Code Section 3.08.050.5 is hereby amended as follows:

Section 3.08.050 Determination of Transit Operations Fee

5) In January of each year, the Director shall review the Transit Operations Fee.

a) The Director shall obtain the average price of a gallon of gasoline for the previous calendar year from the data published by **the American Automotive Association (AAA), Oregon office for the most recent previous twelve months**. ~~The U.S. Regional Motor Gasoline Prices and Inventories, Energy Information Administration/Short-Term Energy Outlook, Gasoline Regular Grade Retail Prices Excluding Taxes for PADD5 (West Coast). To the average price of a gallon of gasoline obtained in this manner shall be added the State of Oregon and federal fuel taxes then in effect.~~

(Ord. 2012- § , 2012; 2010-31 §1, 12/20/2010)\

PASSED by the City Council this _____ day of _____, 2012.

APPROVED by the Mayor this _____ day of _____, 2012.

EFFECTIVE this _____ day of _____, 2012.

Mayor

ATTEST:

City Recorder

MEMORANDUM

June 8, 2012

To: Administrative Services Committee
From: Mary Steckel, Public Works Director 
Subject: Correction to Corvallis Municipal Code Chapter 3.06, City Services Billing

Issue:

A definition for a Group Residential customer type is needed in the City Services Billing Municipal Code.

Background:

During the Transit Operation Fee development, it was discovered that a new customer classification was needed to account for those situations where multiple individuals shared a domestic accommodation with common sanitary and kitchen facilities. This new classification was called Group Residential and a definition was added to the Transit Operations Fee Municipal Code Chapter 3.08.

Discussion:

The utility rate schedule was updated in February 2012, increasing the rates charged and adding the Group Residential customer class. At that point, the Definitions section should have been updated with a definition for Group Residential, but that was overlooked.

Attached is a draft ordinance to add the Group Residential definition to the City Services Billing chapter.

Recommendation:

ASC recommends to the City Council to approve the revision to Municipal Code 3.08.020 Definitions.

Review and concur,


James A. Patterson, City Manager

Attachment - Revised ordinance

ORDINANCE 2012-_____

AN ORDINANCE RELATING TO DEFINITIONS, AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.06, "CITY SERVICES BILLING", AS AMENDED

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 3.06.020 is hereby amended as follows:

Section 3.06.020 Definitions.

- 1) Applicant - A person applying for water and/or wastewater and/or storm water service.
- 2) Base Rate - The monthly charge for access to the water and wastewater system services whether or not there is water consumption. The base rate covers the costs associated with having water available, providing adequate water flow for fire protection, and capacity for wastewater removal.
- 3) BOD - Biochemical Oxygen Demand.
- 4) City services - As used herein, the services supported by fees on the monthly City Services Bill for utility services, transportation system maintenance, transit operations, sidewalk maintenance, and urban forest management.
- 5) Commercial service - Provision of water to premises which include mercantile establishments, stores, offices, public buildings, governmental agencies, public and private hospitals, schools, churches, other commercial enterprises, and mercantile establishments combined with residences.
- 6) Consumption rate - As used herein, a charge placed on every hundred cubic feet (HCF) of water as measured by the meter.
- 7) Customer - As used herein, a person who has applied for and who has agreed to be responsible for the water, wastewater, and/or storm water account. The customer who signs up for utility service is deemed to be responsible for all services billed on the City services bill.
- 8) Day(s) - is calendar day(s).
- 9) Domestic service - Provision of water for household residential purposes, including water for lawns, gardens, and shrubbery; watering livestock; washing vehicles; and other similar and customary purposes.
- 10) Domestic waste - Water-carried waste from the noncommercial preparation, cooking, and handling of food or containing human excrement and similar matter from the sanitary conveniences of dwellings, commercial buildings, industrial facilities, and institutions.
- 11) Dwelling unit - One or more rooms, with access limited by a locking door, including at least one sanitary facility and one kitchen facility designed for occupancy by one or more individuals.
- 12) Equivalent dwelling unit (EDU) - A residential or nonresidential living configuration estimated to place approximately equal demand on the City's wastewater treatment system as a single-family dwelling unit.
- 13) Equivalent service unit (ESU) - Improved premises estimated to place approximately the same demand on the City's storm water system as a single-family dwelling unit. One ESU shall be equal to 2,750 square feet of impervious surface.
- 14) Fire protection service - Provision of water to premises for automatic fire protection.
- 15) **Group residential - A dormitory, fraternity, sorority, cooperative or other similar structure primarily used for personal, domestic accommodation providing common sanitary and kitchen facilities. Does not include hotels, motels, assisted living facilities or other similar structures.**
- 156) High level service - Areas served by the utility that, in the opinion of the utility, require secondary pumping to provide adequate service.

167) Hundred Cubic Feet (hcf) – the units used to measure water consumption. One hundred cubic feet equals one unit of water measured by the water meter and also equals 748 gallons of water.

178) Impervious surface - Hard-surface areas located upon real property which either prevent or retard saturation of water into the land surface and/or cause water to run off the land surface in greater quantities or at an increased rate of flow than under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, concrete or asphalt sidewalks, walkways, patio areas, driveways, parking lots or storage areas and graveled, oiled, macadam or other surfaces which similarly impact the natural saturation or runoff patterns which existed prior to development.

189) Improved premises - Any area which has been altered such that the runoff from the site is greater than that which could historically have been expected. Such a condition shall be determined by the City Engineer.

1920) Industrial service - Provision of water to a customer for use in manufacturing or processing activities.

2021) Irrigation service - Provision of water to a customer only for outside watering of landscaping, plants, or lawns and where no water passing through the meter enters the wastewater system.

212) Monthly - A term referring to frequency of billing indicating a period of 26 to 34 days.

223) Multi-Family Unit - For utility services billing purposes, a multi-family unit shall include:

a) Any dormitory, boarding house, fraternity, sorority, "quad" or similar structure providing common sanitary and kitchen facilities;

b) Any structure served by one water meter constructed as, or used as, two or more dwelling units, regardless of building code classification; provided that the temporary vacancy of one or more of the dwelling units shall not alter the classification of such structure unless the owner shall have filed an affidavit attesting that such dwelling units have been removed from the rental market.

234) New account - The initial process of application for service, setting up billing, reading the meter, and turning on the water or any part thereof and at a single location for a given customer.

245) Person - As used herein, any individual, firm, partnership, agency, company, institution, unincorporated association, public or private corporation, government or government instrumentality.

256) Premises - As used herein, the integral property or area, including improvements thereon to which water service is or will be provided.

267) Rate schedules - The entire body of effective rates, rentals, charges, and regulations as set forth herein. All rate schedules are made available to the public.

278) Service connection - The pipe, valves, and other facilities by means of which the utility conducts water from its distribution mains to and through the meter but does not include the piping from the meter to the property served.

289) Service renewal - The process for renewing service on delinquent accounts, and turning on the water or any part thereof and at a single location for a given customer.

2930) Sidewalk Maintenance Fee - the fee levied in accordance with Chapter 3.07 and billed on the monthly City Services bill.

301) Single-family unit (SFU) - One or more rooms with bathroom and kitchen facilities designed for occupancy by one family such as detached townhouses, condominiums, zero lot-line, etc., where the units are sold and deeded as single-family units and have individual water meters.

312) Special user unit - Any improved premises which discharges its storm runoff water directly to the Willamette River via a system consisting entirely of non-public facilities and

approved by the City Engineer pursuant to Section 4.03.020.010 6). Discharge from a special user unit shall comply with all applicable federal, State, and local laws, ordinances, and regulations. No premises shall be considered a special user unit for purposes of determining the applicable storm water charges until a special user unit permit is issued as provided in Section 3.06.120.

323) Summer Wastewater Average – the practice of using the prior winter’s average water usage to calculate the summer wastewater bills for customers, recognizing water used in excess of winter averages are likely used for irrigation purposes and are not going through the wastewater system.

334) Transit Operations Fee - the fee levied in accordance with Chapter 3.08 and billed on the monthly City Services bill.

345) Transportation Maintenance Fee – the fee levied in accordance with Chapter 3.05 and billed on the monthly City Services bill.

356) TSS - Total Suspended Solids.

367) Urban Forest Management Fee - the fee levied in accordance with Chapter 3.09 and billed on the monthly City Services bill.

378) User charge - The fee levied on users of the water, wastewater, storm water, and transportation collection, distribution, and treatment systems for their proportionate share of the costs of operation, maintenance, replacement, and capital facilities of the respective systems.

389) Utility - As used herein, the City of Corvallis, a municipal corporation of the State of Oregon (Public Works).

3940) Utility service - Water, wastewater and/or storm water services provided by the City of Corvallis.

(Ord. 2012- § , 2012; Ord. 2011-04 §1, 02/07/2011; Ord. 2006-07 §1, 04/03/2006)

PASSED by the City Council this _____ day of _____, 2012.

APPROVED by the Mayor this _____ day of _____, 2012.

EFFECTIVE this _____ day of _____, 2012.

Mayor

ATTEST:

City Recorder

Holzworth, Carla

From: Louie, Kathy
Sent: Tuesday, June 19, 2012 3:10 PM
To: Holzworth, Carla
Subject: FW: Nuscale application for an Enterprise Zone

Attachment 1

Please make copies to hand out to ASC tomorrow ...k

From: Jeanne Raymond [mailto:raymondj@peak.org]
Sent: Tuesday, June 19, 2012 2:23 PM
To: Louie, Kathy
Cc: Mayor and City Council; 7 Ward
Subject: Nuscale application for an Enterprise Zone

To Administrative Services Committee
Bill Ford

Regarding the Nuscale application for Enterprise Zone; for discussion at the Administrative Services meeting.

I have some questions regarding the criteria for a Corvallis Enterprise Zone. I would appreciate a thorough answer to my questions.

1. What are the evidence of the criteria for inclusion of Nuscale into the Corvallis Enterprise Zone?

I note from the minutes that inclusion is desired to be based on production of nuclear energy reactors as an "Alternative Energy". I also note that the alternative energy sources suggested on the form do not include nuclear energy. It does include solar, wind, etc. I think that nuclear energy is not listed in the EZ tax abatement goals document because it was consciously omitted it.

2. The goal, as I understand it, for inclusion in the Enterprise Zone is to be environmentally sustainable. A basic goal of sustainability is: where "the needs of the present are met without compromising the ability of future generations to meet their own needs". The reason that nuclear energy is still considered a risk to present and future generations is because the production, transportation, and storage of nuclear products and wastes still carries a risk of danger to the public. What criteria for sustainability does Nuscale use as an "Aternative Energy" source? Where will the wastes be stored, and for what duration? Since there is no permanent nuclear waste site, and all sites will need to be approved before licensing, how does the criteria to sustainability pertain?

Thank you,
Jeanne Raymond
Corvallis, OR,97330

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

Attachment 2

Fwd: NuScale & sustainability criteria

- To: "O'Brien, Mark" <ward1@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>
- Subject: Fwd: NuScale & sustainability criteria
- From: ward6@xxxxxxxxxxxxxxxxxxxxxxxxxxxx
- Date: Wed, 20 Jun 2012 16:02:54 -0700 (PDT)

----- Forwarded Message -----

From: "Jeanne Raymond" <raymondj@xxxxxxxx>
 To: "City Council Mayor and" <mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxx>
 Cc: "Patterson Jim" <jim.patterson@xxxxxxxxxxxxxxxxxxxx>, "Louie Kathy" <Kathy.Louie@xxxxxxxxxxxxxxxxxxxx>, "7 Ward" <ward7@xxxxxxxxxxxxxxxxxxxxxxxxxxxx>
 Sent: Tuesday, June 19, 2012 2:17:31 PM
 Subject: Fwd: NuScale & sustainability criteria

FYI

Begin forwarded message:

From: "Bob Devine" <devine523@xxxxxxxxxxxx >
 Subject: FW: NuScale & sustainability criteria
 Date: June 19, 2012 12:53:19 PM PDT
 To: < raymondj@xxxxxxxx >

-----Original Message-----

From: Bob Devine
 Sent: Friday, May 18, 2012 9:31 AM
 To: Bill Ford
 Cc: 'tami.woodward
 Subject: NuScale & sustainability criteria

Hi Bill and Tami,

I just looked over NuScale's sustainability criteria form more thoroughly than I was able to at the meeting and I have one specific concern and one general concern. Neither would change the advisory group's initial thumbs up on NuScale, but they might affect what we ask of NuScale in order for them to get the tax abatement for years 4 and 5.

Specifically, I don't think we can automatically check the box in Section I that categorizes NuScale as alternative energy. There is fierce controversy over whether nuclear energy--including small, modular efforts such as NuScale's--fits into the alternative energy category. On the plus side, nuclear omits no greenhouse gases. On the minus side, it produces the worst waste in the world and raises serious safety issues. Many alternative energy proponents worry that if the U.S. and world invest heavily in nuclear there won't be adequate investment in truly alternative, sustainable energy

sources. Notice that nuclear is not listed in the EZ tax abatement goals document along with solar, wind, wave, etc; we consciously omitted it.

Whether NuScale gets to check that box is moot at this point because by checking 6 other boxes in sections II, III, and IV they meet the minimum standard of 5 checked boxes required of companies that can't check a box in section I. However, if NuScale is to receive the optional tax credit for years 4 and 5 they will need to make progress in meeting their sustainability goals during years 1-3. I think we should expect them to make progress in at least 5 areas from sections 2-4, not just from the 3 areas that would be the minimum required if we gave them the section 1 check as an alternative energy. Besides, judging from yesterday's meeting, NuScale seems willing and able to achieve numerous sustainability goals, including the very important goal of greening their supply chain.

This brings me to my general concern; how have we been evaluating a company's progress on the sustainability goals? Have they been providing annual updates and, if so, how do we evaluate the information they provide? Especially when a company is asking for the optional years 4-5 abatement, we need some way to know if they've earned those extra tax breaks and I don't know how we're currently doing that. So, please bring me up to speed, and my apologies for not finding out sooner.

Thanks,
Bob

Bob Devine
Enterprise Zone Advisory Group

• **References:**

- **Fwd: NuScale & sustainability criteria**
 - *From: Jeanne Raymond*
- Prev by Date: **Top News: Invasive Species Devour \$1.4 Trillion a Year**
- Next by Date: **I want to keep plastic out of the Pacific.**
- Previous by thread: **Fwd: NuScale & sustainability criteria**
- Next by thread: **Nuscale application for an Enterprise Zone**
- Index(es):
 - **Date**
 - **Thread**

Select Language

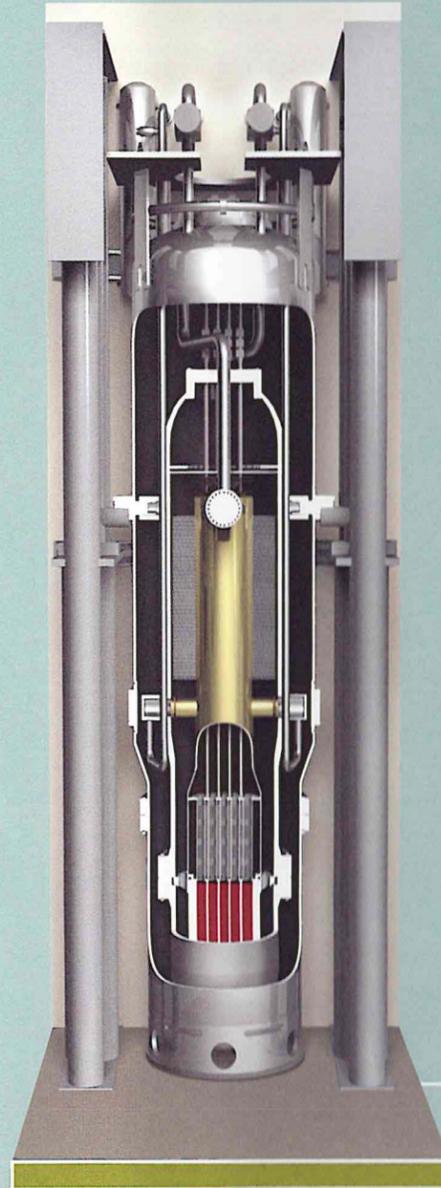
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501 SW Madison Ave. PO Box 1083 Corvallis, OR 97339-1083 ph: 541-766-6900 Fax: 541-766-6936

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NuScale System Details, Per Module



Thermal capacity:	160 MWt
Electrical capacity:	45 MWe net
Capacity factor:	> 90 percent
Dimensions:	65 feet x 14 feet cylindrical containment vessel module containing reactor and steam generator
Weight:	About 400 tons as shipped from fabrication in three segments
Transportation:	Barge, truck or train
Manufacturing:	Forge and fabricate at existing facilities in the U.S.
Cost:	Numerous advantages due to simplicity, modular design, volume manufacturing and shorter construction times
Fuel:	Standard LWR fuel in 17 X 17 configuration, each 6 feet in length. 24-month refueling cycle with fuel enriched at <5%.

NuScale's modular, scalable nuclear reactor technology is protected by US and foreign patent applications, including US20090161812, US20090129531, US20090129530, and US20090129532.

CHANGING THE FACE OF ENERGY

Regulatory process

Licensing: Requires federal U.S. Nuclear Regulatory Commission Design Certification for reactor and power plant design. Owner-operator receives NRC Construction and Operating License prior to construction.





Safety first. And second, third and fourth.

Discussions about nuclear safety often start with skepticism. Is nuclear safe? Nuclear energy presents less risk to people and to the environment than other large sources of power. And NuScale's design adds to the safety of reactors in use for decades throughout the world.



At a NuScale reactor, safety is ensured by water that circulates using natural circulation aided by gravity. The reactors are located underground and safely ensconced in a pool of water. Submerging the reactors adds a safety barrier and increases seismic damping, aiding earthquake resistance.

Tests at an Oregon State University facility have demonstrated the performance of the natural circulation cooling system and have confirmed the effectiveness of NuScale passive safety systems.

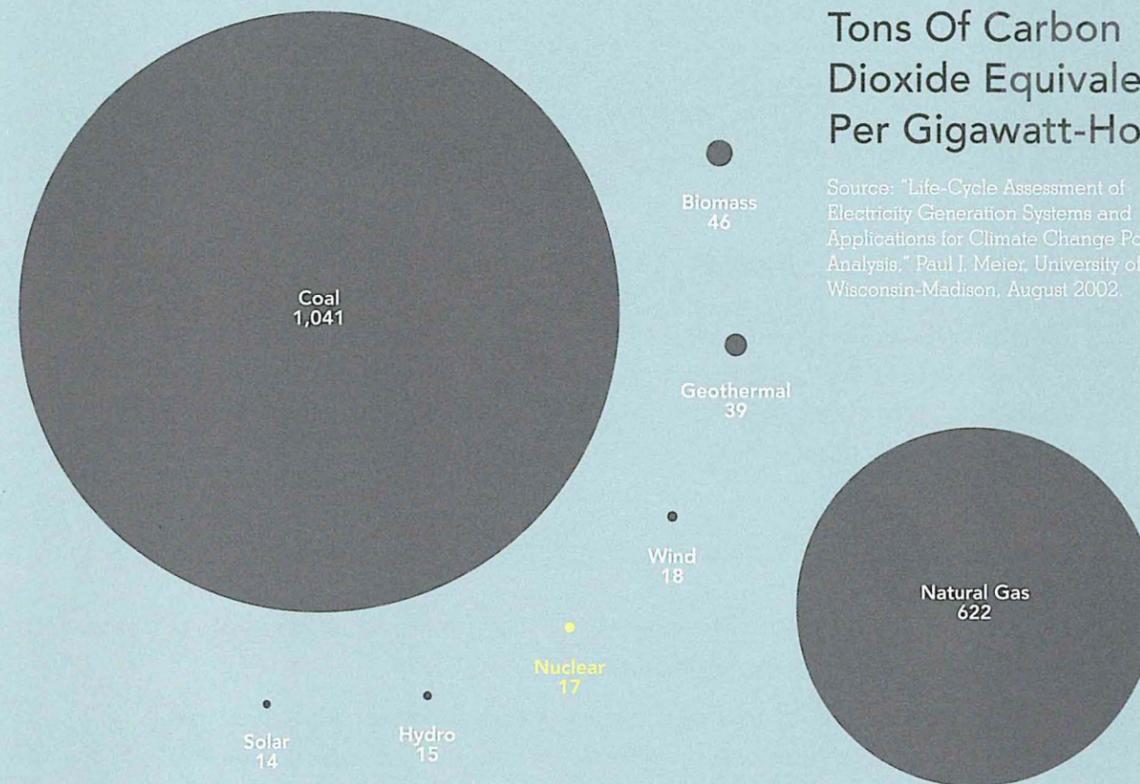
Integrating the steam generator into the reactor pressure vessel greatly simplifies design and modularity. A containment vessel surrounds the reactor pressure vessel, replacing the reinforced concrete-domed building that has been the industry norm.

Multiple barriers add up to more safety

Safety in the NuScale design is far-reaching. The steel containment vessel — a key innovation — withstands greater pressure and improves heat transfer compared to the large reinforced concrete buildings at traditional nuclear power plants. Other barriers separating nuclear fuel from the outside world include: fuel rods, the reactor vessel, and a large pool of water that houses the combined reactor and containment vessel. A thick biological shield covers the module as well.



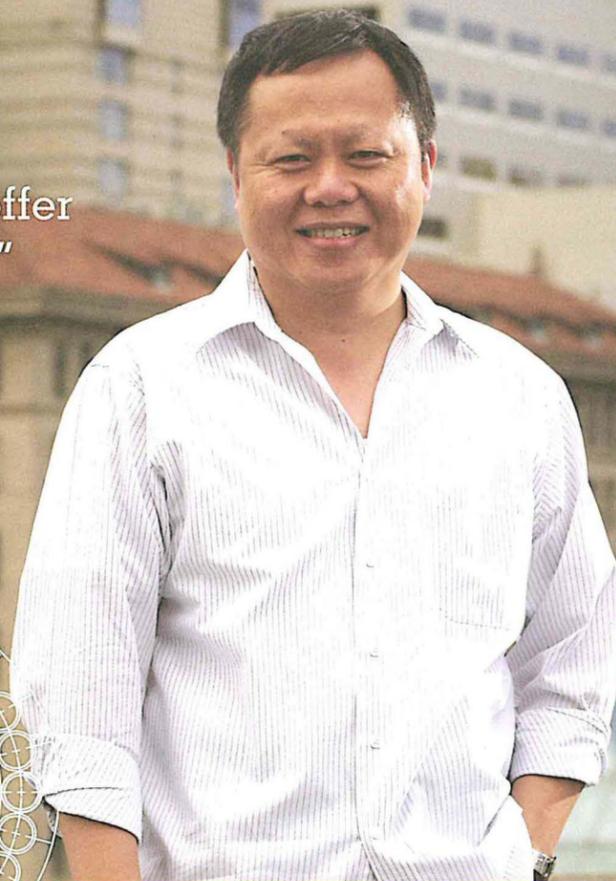
Tons Of Carbon Dioxide Equivalent Per Gigawatt-Hour



Source: "Life-Cycle Assessment of Electricity Generation Systems and Applications for Climate Change Policy Analysis," Paul J. Meier, University of Wisconsin-Madison, August 2002.

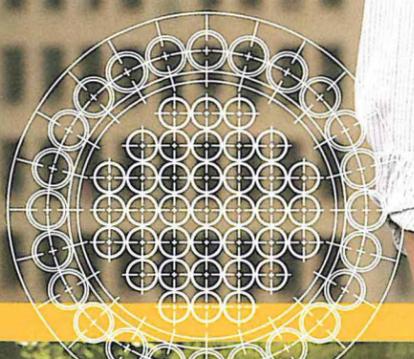
"An inherently safe design and greater seismic resistance offer more siting options."

Dr. Yeon-Jong Yoo
NuScale Senior Nuclear Safety Analyst



Protecting the environment from emissions

According to the Nuclear Energy Institute, nuclear power already provides 70 percent of the emissions-free electricity in the U.S. Yet, expanding non-emitting electricity sources to meet our growing electricity needs is a big challenge. The options, in terms of particulate and CO₂ reduction, are indeed slim.





A smaller footprint, ergo less land than a traditional nuclear power plant, is just one aspect of the NuScale Economies of Small™. Utilities avoid overbuilding. Plants are adaptable to demand; one possibility is a two phase 6 + 6 module construction option. Financial risks and costs are lower. Schedules are easier to keep. And there's less complexity to build, operate and maintain a NuScale plant.



Energy for what's next

A power-hungry world needs energy now. And we need it around the clock. NuScale power plants provide energy 24/7, 365. One NuScale power plant will generate as much power as 900 wind turbines, each rising hundreds of feet in the air. And will be just as clean and emission-free, while operating more efficiently.

Economies of Small™

The NuScale design enables utility companies to "right-size" their power plants for current needs, then add capacity as it's needed.

Since it's far less complex, the NuScale design simplifies and accelerates construction. Off-site fabrication cuts costs, and components are delivered to the site in assembled

Who needs NuScale Power: two scenarios



College Town, USA

Pop: 267,000

Utility: mid-size, publicly owned

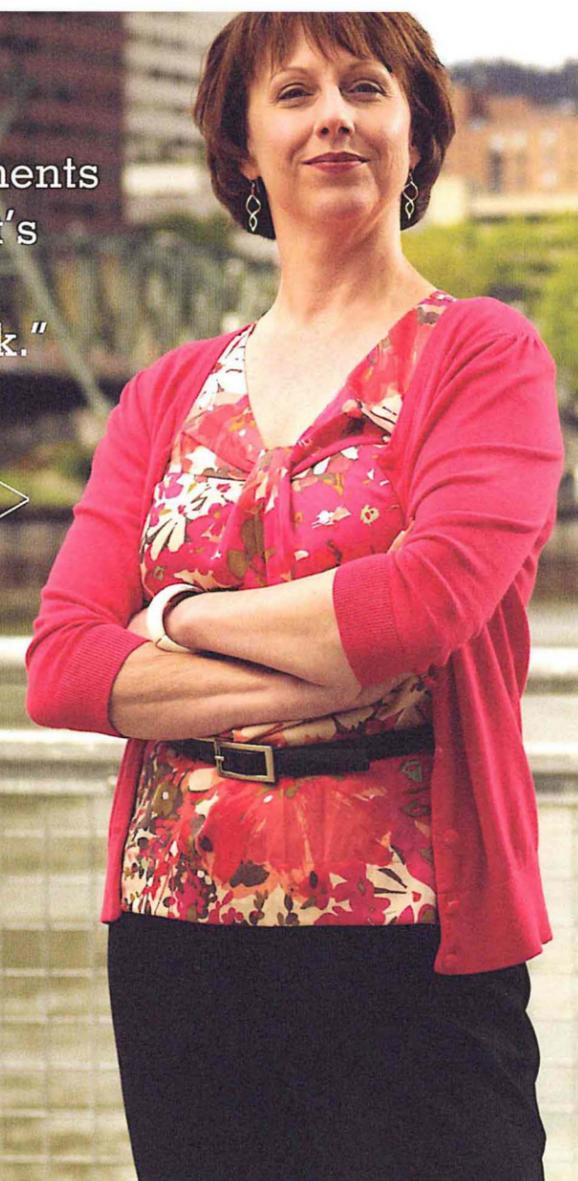
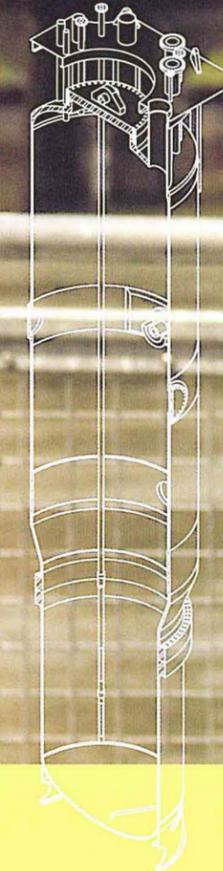
Modules needed: 4



Home to a major college campus and all the inherent buildings and infrastructure, it takes about 180 MW to run the campus, the businesses and the 120,000 homes and living complexes in this typical city. All this can be accomplished with four 45 MW NuScale Power modules.

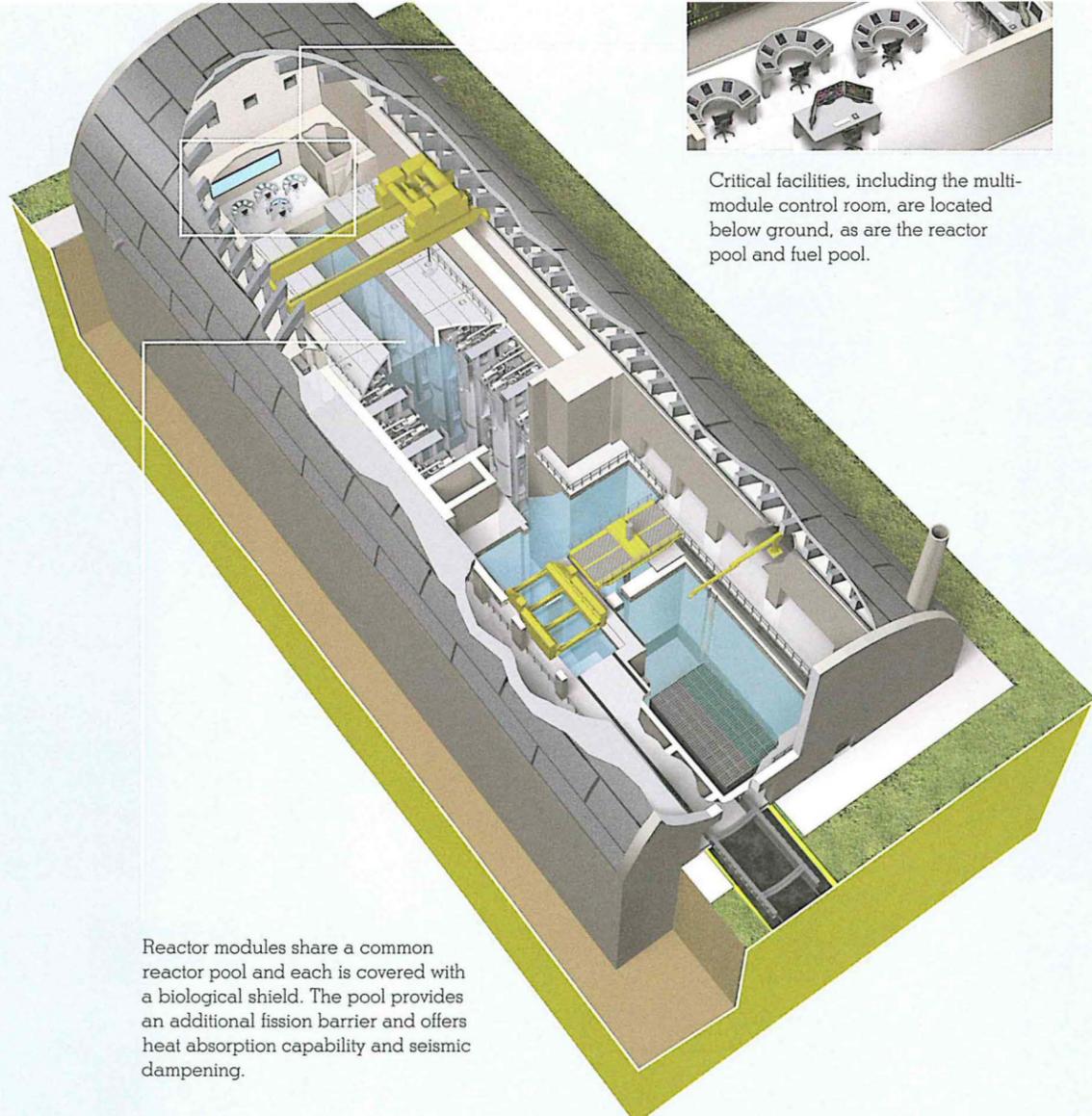
"Smaller, scalable nuclear power plants with modular components made in the U.S. That's greater predictability and less business risk."

Julie Adelman
NuScale Finance



Scalability is built into every aspect of the NuScale nuclear power plant design. There are financial benefits in manufacturing and construction. Not to mention operations and reliability of generation. Multiple nuclear power modules will operate within the same facility. They'll share a single control room. They can be refueled individually and sequentially, so the plant remains up and running. Adding modules as energy demand grows avoids costly over- or under-building.

Nuclear power offers baseload production capacity factors in excess of 90 percent. Compare that to the range of 25 to 40 percent for wind and around 20 percent for solar. That's reliability. That's what lets NuScale share that same clean airspace, but do it more efficiently.



Critical facilities, including the multi-module control room, are located below ground, as are the reactor pool and fuel pool.

Reactor modules share a common reactor pool and each is covered with a biological shield. The pool provides an additional fission barrier and offers heat absorption capability and seismic dampening.



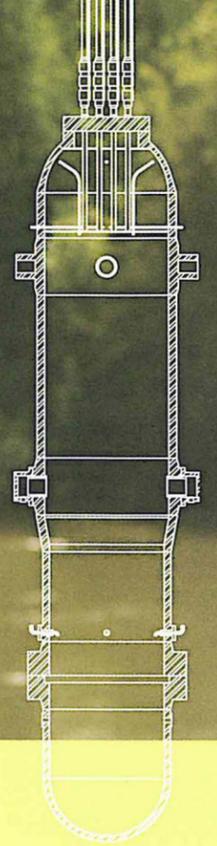
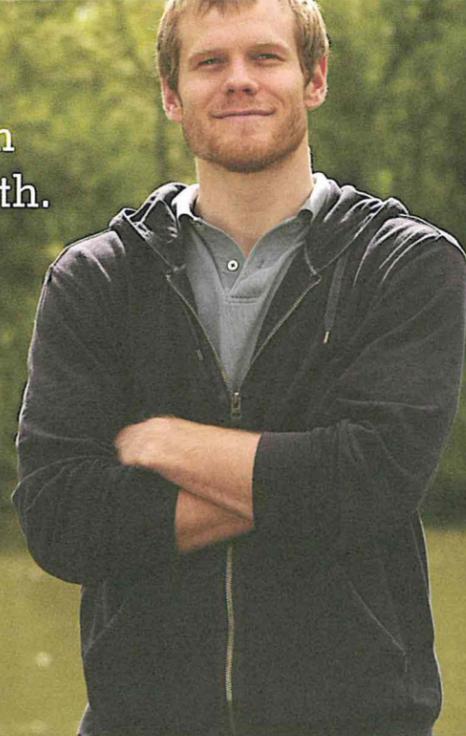
540 MWe of scalable energy potential

What truly differentiates NuScale Power? Simple. A modular, scalable approach sets NuScale apart. One NuScale nuclear power plant accommodates up to twelve 45 MWe reactor modules, each with its own turbine-generator. With capacity up to 540 MWe, the NuScale approach lets utilities plan for the future.

The engineers and scientists behind the NuScale concept met the challenge of how to improve nuclear power. They took on the challenge of how to reshape it starting with a blank sheet of paper, while drawing from vast knowledge and experience. They discovered how to make it scalable and financially accessible. And to accomplish this by fabricating components in America with existing resources and facilities.

"We propose a power plant that can accommodate growth. New industry? More people? Add modules."

Willie Dinsdale
NuScale Nuclear Engineer



form. As a result, construction occurs in a shorter, more predictable period of time. Workforces to construct NuScale power plants are measured in the hundreds, not the thousands. A 36-month construction window provides greater assurance that the plant will be put into operation as planned.

In fact, many things are less costly, and more efficient, with the Economies of Small™

Expect lower:

- Total capital costs
- Financing needs
- Manufacturing costs
- Transportation costs
- Construction costs
- Operating costs
- Maintenance costs

2

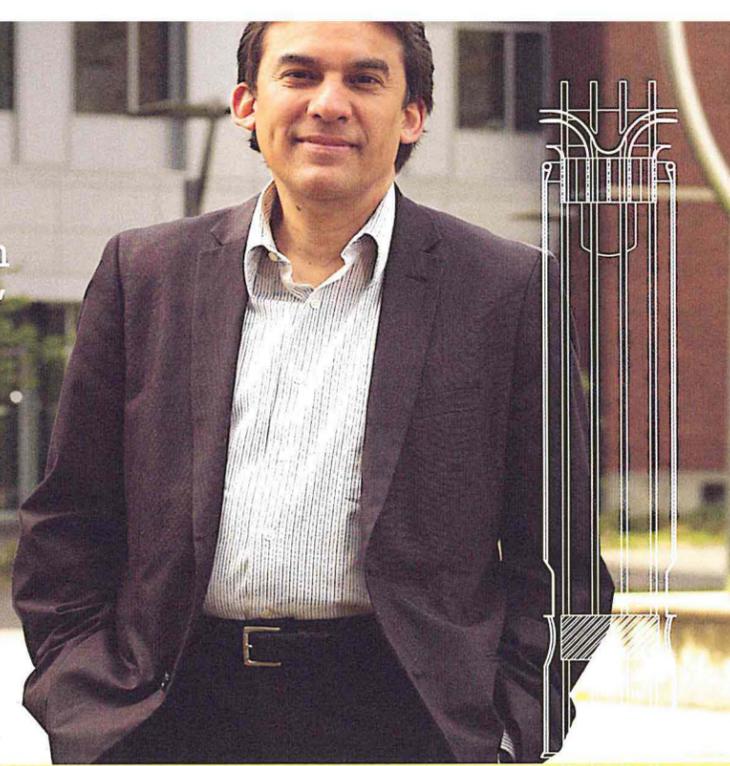
Mid City, USA
Pop: 1.3 million
Utility: Investor-owned
Modules needed: 12



A coal-fired power plant has been working hard for 40 years. It supplies power to the city and surrounding suburbs, towns, manufacturing facilities and mining operations. Now the utility is faced with a big decision: whether to invest hundreds of millions into more emission controls. A NuScale power plant at the coal

"NuScale Power's technology is elegantly simple. The benefits run from safety to economics."

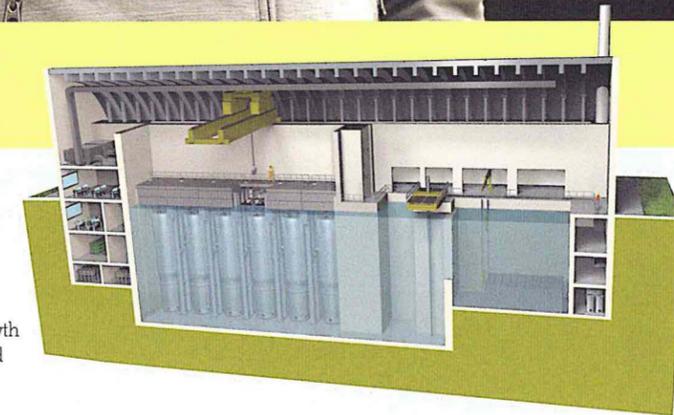
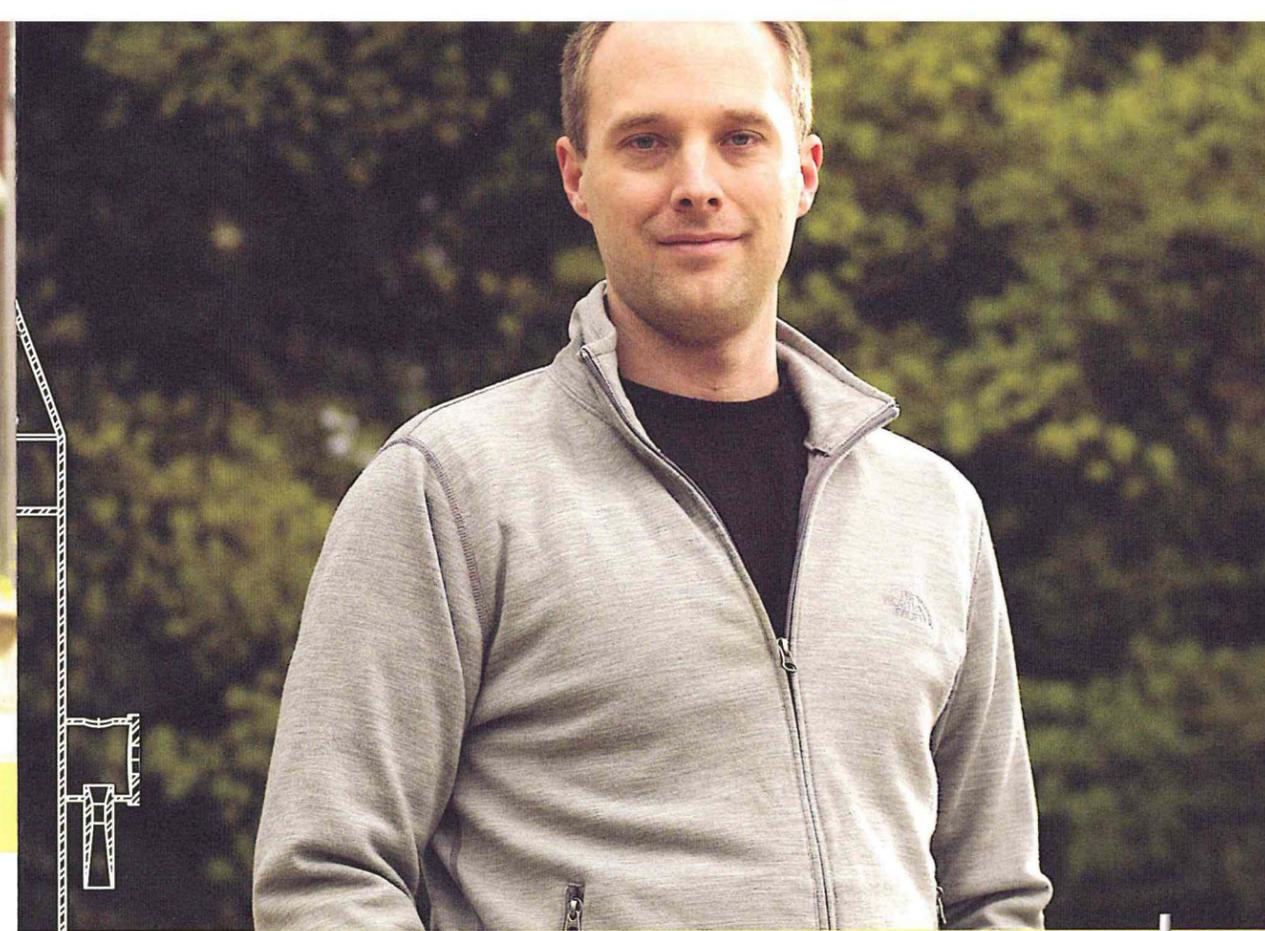
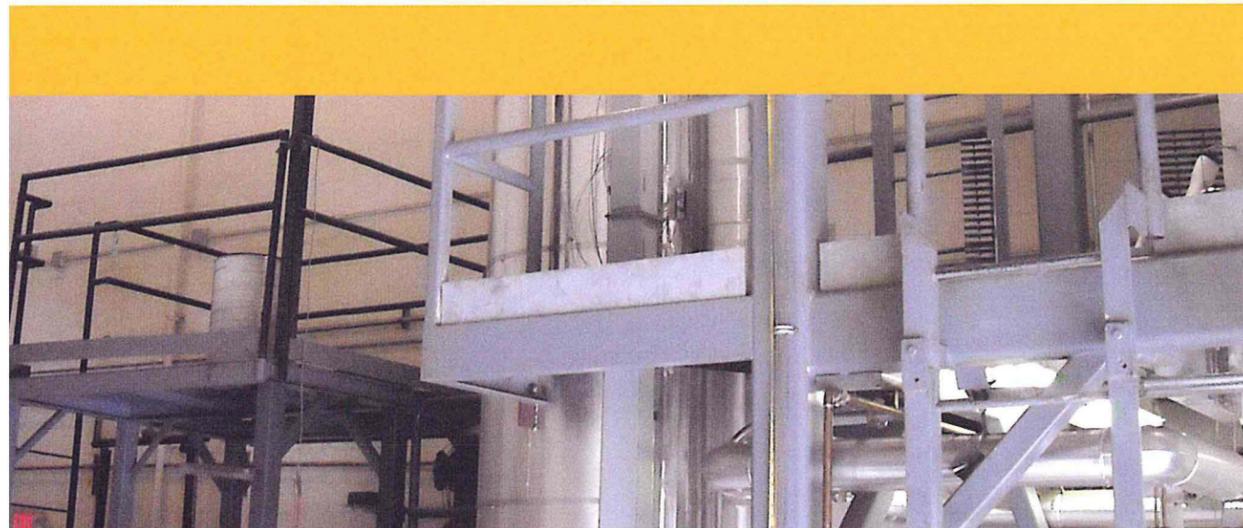
Dr. José Reyes, Jr.
NuScale Chief Technology Officer



Working prototype at OSU test facility

Light water-cooled reactor (LWR) systems have long been the subject of billions of dollars of research and development. That's a strong foundation for NuScale technology. But what helps NuScale truly stand out is its exclusive access to a state-of-the-art test facility at Oregon State University. This one-third scale electrically-heated facility affords NuScale tremendous advantages for modular prototype testing. It has already demonstrated the viability of the new design.

Developed in OSU's Nuclear Engineering department, the facility was engineered by the same team that designed and operated the test facility used to certify the Westinghouse® AP600™ and AP1000™ designs.¹



The NuScale design is fully scalable. Reactor module and turbine generator sets are added sequentially to meet growth in demand. Each module is also refueled independently without interrupting the operation of other modules.

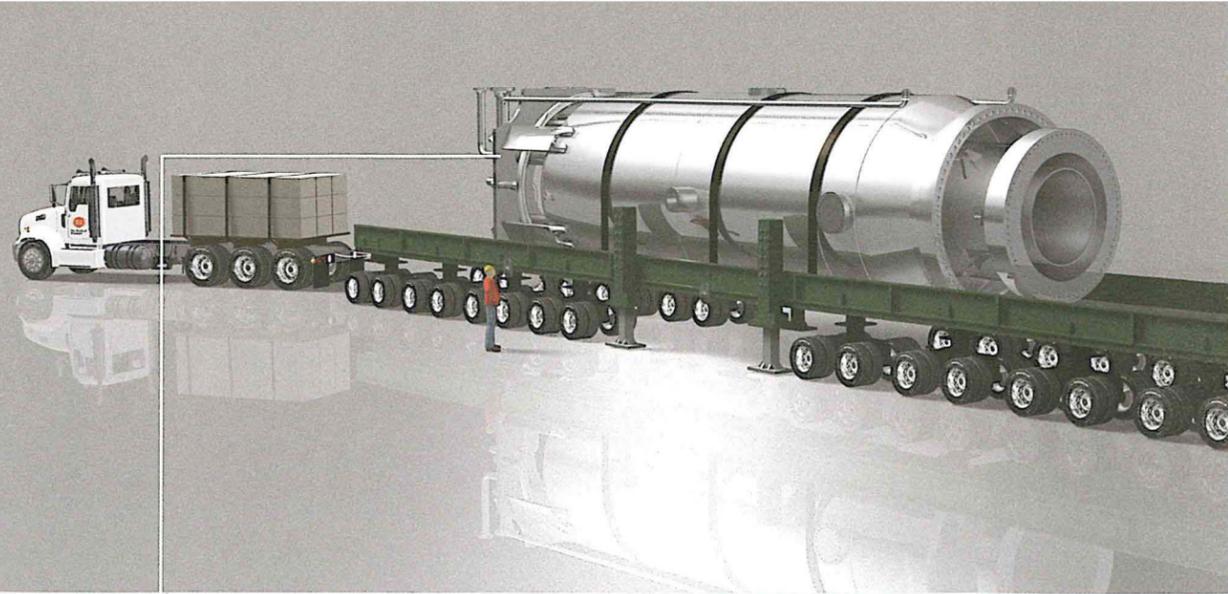
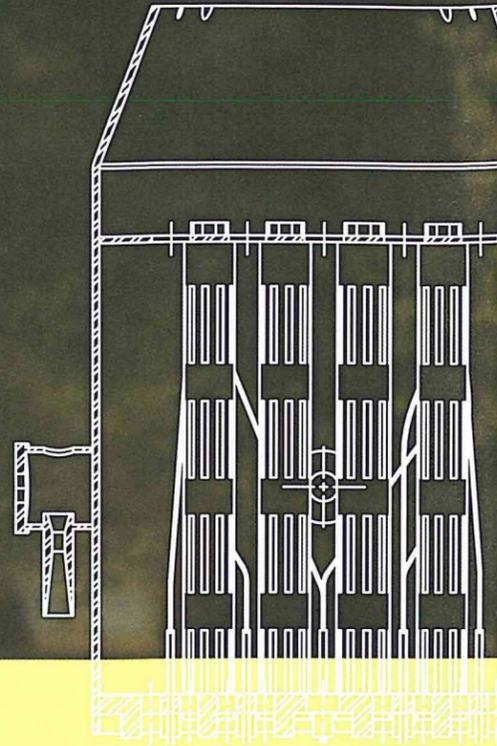
NuScale's innovative thinking led to a modular, scalable nuclear power technology. The reactor, steam generator and containment are integrated into a single vessel. It's manufactured in a factory setting, then shipped by truck, rail or barge. The system uses natural circulation for both operation and shutdown. It improves on light water reactor technologies that have been in use for half a century in 400 nuclear facilities around the world.

In fact, it represents a major leap forward in the areas of safety, reliability and economics. The result: the ultimate in safe, scalable nuclear power plants.



“By the time my son is grown, electric vehicles alone will need 35,000 megawatts of power. NuScale can help meet these needs with clean, safe energy.”

Dr. Kent Welter
NuScale Principal Engineer



The NuScale containment and reactor vessel measures 65' long by 14' in diameter. Like all the standardized modular components, it's transportable by barge, truck or rail. Also, existing facilities in the U.S. are capable of manufacturing all NuScale components, which will help generate American jobs as well as energy.

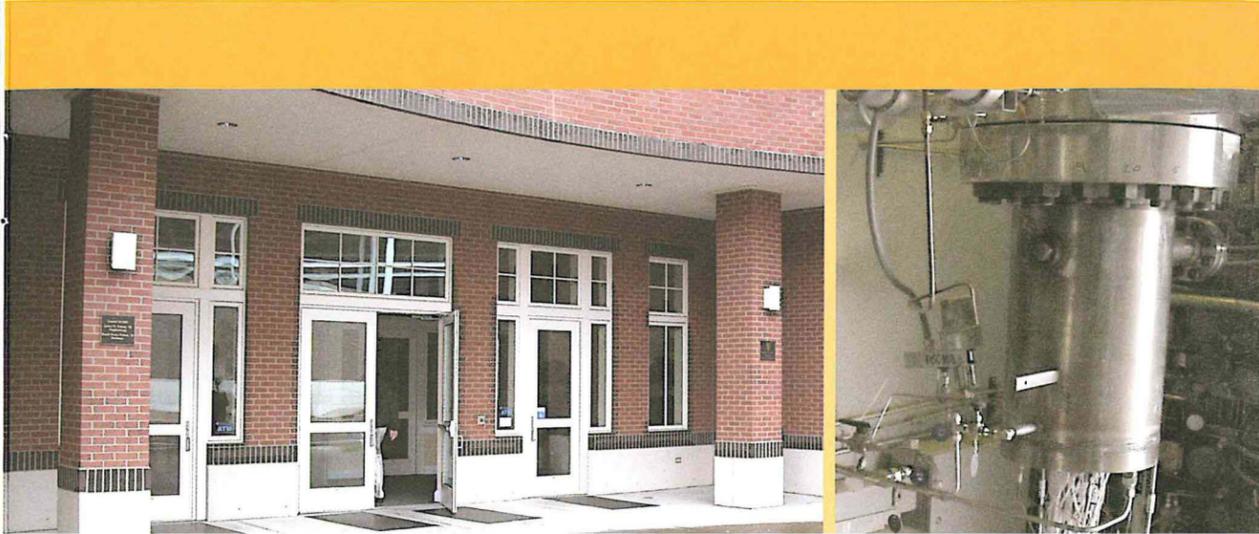
IMAGINE A NUCLEAR POWER PLANT THAT FITS BUDGETS AND ENERGY NEEDS

Innovative thinking in modular form

The time is now for new energy resources. As the world searches for affordable, emission-free clean energy, the U.S. Department of Energy projects that electricity demand in the U.S. will rise 21 percent by 2030. The increase in global demand will be even greater. Hundreds, perhaps thousands, of new power plants will be needed. What form will they take? How can we reduce greenhouse gases while generating more power? Obviously, innovative thinking is as much in demand as kilowatt-hours. One player has emerged with a viable new design for a smaller, more economical nuclear power plant: NuScale Power. It represents power that fits. It fits the needs of growing communities. It fits a healthier environment. And it fits the growing need for scalable energy resources.

The one-third scale OSU facility replicates the entire system. Electrically heated, it lets scientists bring the system up to operating temperature and pressure. Stability testing ensures that over the intended operating span, the natural water circulation is stable. Furthermore, tests measure pressure losses under various conditions. All to provide the data needed to validate computer models.

¹ Westinghouse®, AP600™ and AP1000™ are trademarks of Westinghouse Electric Company LLC.



AN ORDINANCE RELATING TO DETERMINATION OF TRANSIT OPERATIONS FEE, AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.08, "TRANSIT OPERATIONS FEE", AS AMENDED

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Municipal Code Section 3.08.050 (5) is hereby amended as follows:

Section 3.08.050 Determination of Transit Operations Fee

5) In January of each year, the Director shall review the Transit Operations Fee.

a) The Director shall obtain the average price **in Oregon** of a gallon of **regular grade** gasoline for the previous **twelve months** calendar year from the data published by **the Oil Price Information Service**. ~~The U.S. Regional Motor Gasoline Prices and Inventories, Energy Information Administration/Short-Term Energy Outlook, Gasoline Regular Grade Retail Prices Excluding Taxes for PADD5 (West Coast). To the average price of a gallon of gasoline obtained in this manner shall be added the State of Oregon and federal fuel taxes then in effect.~~
(Ord. 2012- § , 2012; 2010-31 §1, 12/20/2010)

PASSED by the City Council this _____ day of _____, 2012.

APPROVED by the Mayor this _____ day of _____, 2012.

EFFECTIVE this _____ day of _____, 2012.

Mayor

ATTEST:

City Recorder