**ADMINISTRATIVE SERVICES COMMITTEE**

**Agenda**

**Wednesday, November 19, 2014**
**3:30 pm**

**Madison Avenue Meeting Room**
**500 SW Madison Avenue**

| | | |
|---|---|---|
| Discussion/**Possible Action** | I. | da Vinci Days Financial Status Update (Attachment) |
| Discussion/**Possible Action** | II. | Utility Rate Annual Review (Attachment) |
| Discussion/**Possible Action** | III. | Livability Code/Neighborhood Outreach Program Review (exterior structure conditions) (Attachment) |
| Information | IV. | Other Business |

**Next Scheduled Meeting**
Wednesday, December 3, 2014 at 3:30 pm
Madison Avenue Meeting Room, 500 SW Madison Avenue

**Agenda**

- Visit Corvallis First Quarter Report
- Downtown Corvallis Association Economic Improvement District First Quarter Report
- Comprehensive Annual Financial Report
- First Quarter Operating Report
- Livability Code/Neighborhood Outreach Program Review (administrative provisions)

# MEMORANDUM

CORVALLIS
ENHANCING COMMUNITY LIVABILITY
PARKS & RECREATION

**To:** Administrative Services Committee
**From:** Karen Emery, Director KE
Stephen DeGhetto, Assistant Director SD
**Date:** October 15, 2014
**Subject:** da Vinci Days Status Report

**Issue:**
To provide the Administrative Services Committee an update on the reinvention process for the Da Vinci Days festival.

**Background:**
The da Vinci Days Board of Directors unanimously voted to suspend operations for 2014 and formed a steering committee to investigate re-inventing the da Vinci Days Festival. The Board created a process involving the public, with a 19- member steering committee that reviewed citizen input toward developing a recommendation for the Board. An on-line survey received 900 responses. Two focus group sessions were held, and additional town hall style meetings were planned in 2014. The Festival was deemed a community event, so it was important to solicit community input regarding the future of the Festival and how it would be self-supporting. The steering committee was charged with presenting a recommendations report to the Board by July 1, 2014.

The Board decided it was important to reduce debt as part of the reinvention process. da Vinci Days met their financial obligation to the City and paid the $10,000 balance on their bridge loan on October 15, 2014.

**Discussion:**

Noteworthy 2014 items are:

- Board of Directors voted unanimously to suspend operations for 2014.
- Board of Directors formed a steering committee to develop the reinvention of the festival.
- Board of Directors authorized full payment of the 2005 Bridge Loan for the $10,000 balance due.
- Board of Directors agreed to engage collaborators and sponsors to host an annual area festival celebrating creativity and innovation in the spirit of Leonardo da Vinci.

**Recommendation:** Information only.

**Review and Concur:**

Nancy Brewer, City Manager *Pro Tem*

Janet Chenard, Finance Director AIC

Attachments: 1. Reinventing da Vinci Days Steering Committee Charge, list of members
2. Da Vinci days Reinvented

# da Vinci Days Reinvented
# Key guiding principles and recommendations
# August 2014

**Mission:**

- Host annual Corvallis area festival that celebrates, inspires and engages creativity and innovation in science, technology and the arts and that embody the dynamic spirit championed by Leonardo da Vinci.

- Host festival in collaboration with sponsors and partners, who share and advance a mission of teaching, learning, innovation and achievement in science, technology and the arts.

**Foundational requirements:**

Clearly managed and articulated festival brand.

- Emphasize innovation in STEM and STEAM.
- Build & retain strong collaboration among partners.
- Create and maintain sustainable business and financial model.
- Focus on Corvallis area and mid-Willamette Valley community attendance.
- Defy mission creep.
- Revitalize strong festival leadership & engagement.

**Next Steps:**

- Meet with potential collaborators and sponsors to review draft Leadership Committee report and recommendations; share and discuss respective goals, missions; and discuss potential areas of festival engagement.
- Create proposed collaboration agreements with sponsors.
- Da Vinci Days Festival Board makes decision regarding festival's future.

The DVD Reinvention Steering Committee included:

- *Ron Adams, OSU*
- Mike Corwin, OSU Federal Credit Union
- Michael Dalton, DVD Board President
- Kyle DeVaul, The Arts Center
- Kevin Dwyer, Chamber of Commerce
- Helen Higgins, Boys & Girls Club
- Annabella Jaramillo, County Commissioner
- Lee Larson, 2Towns Ciderhouse
- Daniel Lopez-Castillo, OSU
- Julie Manning, Mayor & Samaritan Heath
- Keith Mobley, Founding DVD Board Member
- Mary Pat Parker, Visit Corvallis
- *Charles Robinson, OSU*
- Skip Rung, ONAMI
- Anne Shuster, Corvallis School District
- Cynthia Spencer, The Arts Center
- *John Turner, OSU*
- Elizabeth Westland, Arts & Culture Commission
- Tim Weber, Hewlett Packard

**da Vinci Days Loan Agreement**
**MEMORANDUM OF UNDERSTANDING**

Adopted February 28, 2005
Amended June 5, 2007
Amended December 19, 2012
Amended May 19, 2014

## RECITALS

WHEREAS, da Vinci Days requested the City of Corvallis provide a grant as bridge funding; and

WHEREAS, on February 22, 2005, the Corvallis City Council offered da Vinci Days a bridge loan for $20,000 with repayment based on one-half of the annual revenue above then-current five-year projections; and

WHEREAS, the Board of Directors of da Vinci Days accepted the bridge loan and terms; and

WHEREAS, on June 5, 2007, the Corvallis City Council approved the request of the Board of Directors of da Vinci Days to change the original terms of the repayment of the bridge loan, and repayment was set at a minimum of $2,000 per year; and

WHEREAS, on December 19, 2012, the Corvallis City Council approved the request of the Board of Directors of da Vinci Days to change the revised terms of the repayment of the bridge loan, and repayment was reduced to a minimum of $1,000 per year; and

WHEREAS, on October 21, 2013, da Vinci Days Board of Directors suspended the 2014 da Vinci Days event to determine the events' future; and

WHEREAS, on May 19, 2014, the Corvallis City Council approved the request of the Board of Directors of da Vinci Days to suspend all loan repayments for one year with the Board of da Vinci Days providing an update on the da Vinci Days reinvention report in October 2014.

NOW, THEREFORE, the loan terms are set forth and agreed to as follows:

- A $20,000 loan at zero percent interest;
- Repayment will be at an amount determined by the Board, but at a minimum will be $1,000 per year;
- Repayment is suspended for one year, and will resume with a minimum $1,000 payment due on June 1, 2015;
- The members of the Administrative Services Committee will review the status of the loan each year (estimated to occur in May) as part of the annual report process that da Vinci Days provides to the City as part of the 2005 Bridge Loan funding agreement;
- da Vinci Days will provide an update on the da Vinci Days reinvention report in October 2014.

- Concurrent with the filing of the annual report, da Vinci Days will submit a proposed amount and timing of annual payment to the Administrative Services Committee;
- The Administrative Services Committee will notify da Vinci Days if the proposed amount and timing of the annual payment are not acceptable to Committee;
- The City will be flexible on the date of repayment each year, recognizing the somewhat unique cash flow issues of the da Vinci Days organization.
- The Administrative Services Committee will provide City Council with a recommendation on the reinvention progress and repayment status of the bridge loan.
- The current balance due on the Bridge Loan at time of signing is $10,000.00

6.20.14

Michael Dalton Date
Board Chair
da Vinci Days, Inc.
760 SW Madison Avenue PO Box 1883
Suite 200 97339
Corvallis, OR 97333

EIM: 94-3085810

6/24/14

James A. Patterson Date
Corvallis City Manager

Approved as to Form:

City Attorney

# MEMORANDUM

TO: Administrative Services Committee

FROM: Mary Steckel, Public Works Director

DATE: October 21, 2014

SUBJECT: Annual Utility Rate Review

## ISSUE

The City of Corvallis Financial Policies call for an annual review of City water, wastewater, and stormwater rates for Council consideration.

## BACKGROUND

Utility funds are not supported by property taxes, but generate revenue from user fees. In government, utility funds are operated as a business. The rate structure must capture the costs of operating the utility, which include personnel, equipment, materials, debt service, and capital improvements that are not growth-related (i.e., current-revenue-funded projects). In Corvallis, the principal expenditures in these funds are for the treatment of water and wastewater, and the maintenance of the infrastructure in plant, pipe, pump, and urban stream systems valued at over $490 million.

In 1995, the City Council adopted a rate adjustment strategy that required the three utility funds to be addressed as a whole and limited the total annual utility bill increase to 7%. To further mitigate the impact of increases on the rate payer, the Council, in 1999, amended Financial Policy 10.03.050.020 (Annual Rate Review) guiding staff to target the combined rate increase to 2% to 3%.

In 2004, the City Council approved a mechanism to determine when utility rates that exceed Council's 2 to 3% guideline might be needed. In this model, during the rate review process, the carryover balance into the next fiscal year is compared to a minimum fund balance targeted amount. If the ending fund balance is below the minimum target amount, the situation would trigger City Council consideration of a combined rate increase in excess of the 2 to 3% guideline. Alternatively, if compliance with the guideline could only be achieved by deferring scheduled projects, staff would have the latitude to bring forward arguments for rate increases above the guideline based on an assessment of the risk of project deferral.

Attachment A shows a 10-year history of utility rate increases and the resulting monthly water, wastewater, and stormwater charge for an average single-family residential customer in Corvallis.

## DISCUSSION

### *Utility rate structure change*

In July 2014 Council adopted a rate structure change proposed by staff after completing the Utility Service Rate Study project. The new rate structure, attached for reference, is based on cost of service principles and more accurately recovers revenue for each cost component based on each customer class's impact on the utility system. The new structure improves Public Works' ability to cover operational and on-going infrastructure investments that ensure the viability of the utility.

As noted in last year's analysis, it was expected that the predictability of revenue for the utilities would improve with the implementation of this change. Staff approached this year's annual review process with this expectation in mind, knowing that a complete understanding of the impact will not be known until at least a full year of data has been collected.

### *Asset management preliminary report*

With over a billion dollars invested in utility infrastructure, staff is acutely aware of the importance of maintaining those assets. Working together to identify and collect data, staff and a consultant developed a preliminary report projecting a 100-year replacement and rehabilitation schedule for the utilities. Based on the limitation of known data, the confidence level in the quality of data in this report is about 60%. For example, staff may not know the date an older water line was installed, but can make an educated assumption that the age of that water line corresponds with when the neighborhood was built. The confidence level in asset data for newer assets is much higher, and with time, the confidence level on older assets will be improved with data collection efforts.

In FY13-14, asset management data collection efforts stalled due to a shift in priority for the new work order management software. Staff focused work efforts on incorporating the Geospatial Information Service (GIS) redesign project efforts and Community Development's permit software needs into the new work order management tool. Taking time now to coordinate this information ensures departments will be working from the same platform for future data collection and reporting. Work efforts for the asset management program will resume in the second half of this fiscal year and provide a mechanism to collect data that will provide a comprehensive picture of infrastructure for the utilities, encompassing both inventory information (i.e., pipe location, useful life, and replacement cost) and assessment information (i.e., pipe condition, performance, and criticality to the overall system).

Using data from the asset management preliminary report staff has identified the need for a considerable investment in utility infrastructure in the next ten to twenty years. Using this initial assessment, the required investment after that timeframe continues to increase for another forty years until the significant level of infrastructure installed in the 1970's reaches its useful life.

Acknowledging this information, staff believes that the best action to take at this time is to develop a comprehensive plan within the next five years that sets the stage for examining needed increases in capital spending and associated staffing to address the asset rehabilitation and replacement needs of the aging infrastructure. This model allows staff to continue efforts on

improving the confidence level in asset data, and then develop a mechanism within the financial plans that aligns future utility rates with appropriate contributions to reserves to address the level of investment assumed to be needed beginning in 2025.

***Review process***

Staff conducted a review of each utility fund for the upcoming three-year planning period. Information was gathered from utility staff about projects or new expenditures that are essential to meet the operational needs of the utility systems, as well as the ongoing expenditures necessary to operate systems at the current level. Then, the utility master plans were reviewed for any updates or additions in infrastructure capital needs. The identified changes to operation and capital expenditures were incorporated in the utility fund financial plans.

Next, building off the experience from the previous year, staff analyzed the expenditure patterns in each fund and developed mitigation factors based on historic spending levels. This resulted in factors for FY 14-15 of $770,000 in the Water Fund, $1,175,000 in the Wastewater Fund, and $450,000 in the Stormwater Fund. These mitigation factors will continue to be refined as more experience is accumulated and will be reviewed each year as a part of the rate review process.

The funds then were reviewed against the triggering criteria established by the City Council in June 2004. The following table compares the FY 13-14 unaudited fund balance with the minimum fund balance determined by the Finance Director, in compliance with City Council Financial Policies. In all cases, the actual ending fund balance is higher than the minimum target, which means it does not trigger a request to Council to consider a rate increase in excess of the 2-3% guideline.

| Fund | Actual Ending Balance | Minimum Fund Balance Target |
|---|---|---|
| Water | $2,360,211 | $500,000 |
| Wastewater | $2,978,454 | $500,000 |
| Stormwater | $1,134,777 | $300,000 |

An assessment of the viability of each fund for the three-year planning period follows.

Water Fund

The primary revenue source in this fund is from customer utility bills, which accounts for 96% of the annual operating revenues. Instability in this revenue source has been felt in recent years, with revenue received falling short of budget projections, then exceeding projections, as water consumption dramatically increased and decreased with the recent variations in weather (see table on the next page).

Water production for FY13-14 was lower than the previous year (Attachment B). However, the 2014 summer (July-September) has proved to be the hottest on record with over 35 days above 90 degrees. Water production for these months was up 5.5%, equivalent to 52 million gallons. Fiscal year-to-date revenue reflects this increase in billed water usage; therefore staff is predicting total receipts for FY14-15 to be 4.6% more than budgeted. As noted above, staff

expects that the new utility rate structure will improve the predictability of this revenue stream by reducing the percentage of revenue recovered from the consumption portion of the water rate.

| Fiscal Year | Water Service Revenue | | | Over/(Under) Budget |
|---|---|---|---|---|
| | Budgeted | Received | Projected | |
| 09-10 | $8,208,650 | $7,773,058 | | $(435,592) |
| 10-11 | $8,277,330 | $7,765,525 | | $(511,805) |
| 11-12 | $8,266,800 | $8,150,611 | | $(116,189) |
| 12-13 | $8,248,610 | $8,964,818 | | $716,208 |
| 13-14 | $8,446,730 | $8,829,651 | | $362,921 |
| 14-15 | $8,622,670 | | $9,020,470 | $397,800 |

The next largest category of Water Fund revenues comprise only 1% of the total operating revenue and are those associated with new developments, such as the sale of water meters. During the planning period, a conservative budgeting approach was taken with these revenues to reflect the rebounding development climate. An improvement in construction and associated permits increased revenue received in FY13-14 by nearly $14,000 over original projections.

On the expenditure side, special projects and capital projects in FY13-14 came in less than budgeted by about $570,000, including $345,000 in special projects that were deferred to a future year. Capital projects for improvements to water system infrastructure and construction of the 36th and Grant pump station were completed. Implementation of hydroelectric power at the Rock Creek Water Treatment Plant has been carried over to FY14-15 and is dependent upon the results of an analysis of a raw water pipeline for the project.

As detailed above, work efforts associated with asset management will provide a more complete understanding of the state of the utility, leading to recommendations for the level and type of maintenance needed in future years. In an effort to develop a budget that meets the City's 5-year sustainable budget goal and ensure fund viability in the planning period, but also taking into consideration the need for investment in water utility infrastructure, staff diligently reviewed the planned expenditures and allotted for consistent capital investment in future years.

The Water Fund is currently in a stable position, showing a positive fund balance for the 3-year planning period (Attachment C). For rate setting in FY14-15, staff recommends no increase. For the remainder of the planning period, rate increases are recommended to be 0-2%, however it is possible that these proposed increases may change as additional information is collected on pipe condition through the asset management project and the effects of the rate structure change.

## Wastewater Fund

The primary revenue source in this fund is also from customer utility bills, accounting for 91% of the annual operating revenues. Revenue received in FY13-14 was better than projected, coming in 2% or $169,990 higher than budgeted. However, a $110,550 decrease in revenues

projected for Coffin Butte landfill leachate treatment offset that gain. Revenues related to new developments in this fund are an insignificant portion of the annual operating revenue, and while actual was above projections, there was no significant effect on the fund viability.

On the expenditure side, special projects and capital projects in FY13-14 came in less than budgeted by about $1.6 million, of which $1.5 million was in special projects that were deferred to a future year. Project delays were the result of reduced staffing at the management level due to several retirements and from delays associated with the Total Maximum Daily Load (TMDL) project.

For the planning period, staff updated project timing and/or scope per Capital Improvement Program recommendations. In an attempt to accommodate the future large TMDL capital outlay, staff took a hard look at the fund viability in terms of expenditures planned and as a result, no significant new projects were added. A likely impact to future expenditure levels is the implementation of the asset management program discussed previously. The more refined wastewater infrastructure information that will be an outcome of this effort will provide a solid foundation for maintenance program planning, which may result in recommendations to alter the current expenditure levels.

The revenue from processing landfill leachate has steadily decreased to $660,000 from the average $800,000 a year received in years past. The long-term stability of this revenue source is unknown at this time, as Republic Services continues to explore least-cost options for their disposal needs. Loss of this source, or a significant reduction, would have an impact during the planning period, likely triggering the need to raise utility rates to replace the lost revenues.

For rate setting in FY14-15, staff recommends no increase. Staff believes an increase is not warranted until additional information is available on the pending solution for the TMDL project. The rate increases recommended for the rest of the planning period are shown at 3.5%. With these proposed increases, the financial plan reflects a negative fund balance in the third year of the planning period (Attachment D). However, as discussed in the Water Fund previously, a result of the rate structure change is the expectation that the revenue collected from customer utility bills will become more stable within the planning period and may mitigate planned increases in future years.

## Stormwater Fund

The primary revenue source in this fund is also from customer utility bills, accounting for 95% of the annual operating revenues. The actual revenue in FY13-14 was lower than projections by about 1.5% or $33,120. However, revenue for the first quarter of FY14-15 reflects an increase associated with a growth in the number of stormwater accounts for the many new housing developments. Revenues related to new development in this fund comprise less than half a percent of the total annual operating revenue, and the fund viability was not impacted by increases in this revenue stream.

On the expenditure side, special projects and capital projects in FY13-14 came in less than budgeted by approximately $450,000. The majority of the savings resulted from postponing the project to define stormwater detention facility standards and the replacement of a dump truck for one year. In the planning period, no new stormwater operational or capital needs were identified.

The asset management program mentioned in the other two funds also will be implemented for stormwater infrastructure and future expenditure levels in this fund are expected to change, as more refined information is available for planning the utility's maintenance programs.

For rate setting in FY14-15, staff recommends no increase. Year-to-date revenue for FY14-15 is favorable and meets the current expenditure needs for the fund. The rate increases recommended for the rest of the planning period are shown at 5%. With these proposed increases, the financial plan reflects a negative fund balance in the third year (Attachment E).

***Beyond the three-year planning period***

Water Fund

Based on what is known about current and emerging State and federal regulations, there is not a pressing need for significant, new capital projects. New operating or special project expenditures may develop from the impact on preventive maintenance programs from the asset management system implementation. To the extent that customer water use levels off and the revenue capacity is sufficient, rate increases in the years beyond the planning period are projected to remain at 0-2%. These planned increases result in a projected positive fund balance and the annual viability review provides the flexibility to alter the projected course if circumstances change. Attachment C shows the financial planning document used by staff to predict needs outside the planning period.

Wastewater Fund

Several factors influence the future viability of the Wastewater Fund; the major one being the selected solution to comply with TMDL wastewater discharge permit requirements, which will affect both capital and operating expenditures. Other potential impacts may come from discussions at the Department of Environmental Quality about how to address water quality issues related to the components identified in Senate Bill 737 ("Priority Persistent Pollutants"), those in personal care products, and those in pharmaceuticals that end up in the wastewater stream. Additionally, budgets for the years beyond the planning period will likely be adjusted based on recommendations from the asset management program implementation. Revenues may also be impacted by decisions made by Republic Services for leachate disposal. Anticipating the need to build capacity in the revenue stream to address these items in the future results in projected annual increases of 3.5%. Attachment D shows the financial planning document used by staff to predict needs outside the planning period.

Stormwater Fund

In the years following the planning period, expenditures continue to outpace revenues and the fund balance deficit continues to grow. Items not currently reflected in the financial plan include the impact of the asset management implementation and likely projects from the updated stormwater detention facility standards project scheduled for this fiscal year. However, capacity within the combined rate increase will likely be needed to address regulations in the Wastewater Fund, and as a result, projected increases in stormwater rates remain at 5% per year to keep the combined rate increase within City Council guidelines. Attachment E shows the financial planning document used by staff to predict needs outside the planning period.

***Recommended rate adjustment***

Staff recommends no rate adjustment for 2015, maintaining water, wastewater and stormwater rates consistent with those implemented on July 1, 2014 with the rate structure change. Staff acknowledges that while the rate structure changes developed through the cost of service analysis were implemented in a revenue-neutral manner for the City that the majority of single-family residents had an increase in their monthly utility bill with decreases for multi-family and commercial customers. Being sensitive of rising utility costs facing residents, the rate increases projected in last year's report, the guidelines for rate increases detailed in the Financial Policies, and the current financial state of the utilities, staff feels a decision to refrain from increasing rates is appropriate at this time.

An average residential utility bill is included as Attachment F, showing the rate increases projected for the three-year planning period based on the items discussed in this report. Each year the actual rate adjustment for each utility will be reviewed and refined, and the financial plans updated in light of the most current information available.

Corvallis' combined average single-family residential monthly utility charge is the lowest of the comparator like-sized Oregon cities (Attachment G). All municipalities are facing challenges to provide services, meet regulatory requirements, and address aging infrastructure. Comparing rates today with those of last year, the increases for the comparator cities average 3.2%. A comparison of neighboring cities shows Corvallis utility rates contribute favorably to the overall livability of our community (Attachment H).

A public notice in the *Gazette-Times*, on the cable access channels and on the City's Web page will invite citizens to comment on staff's proposal during Visitors Propositions at the City Council meeting when this item is discussed. A copy of this staff report will be available for review on the Web, at the Public Library and at the Public Works Administrative Office.

## RECOMMENDATION

Staff recommends no change in the water, wastewater and stormwater utility rates.

*Reviewed and concur:*

Nancy Brewer, City Manager *Pro Tem*

JIChenard 10/29/14

Janet Chenard, AIC Finance Director

**Attachments**

Attachment A - History of Utility Rate Increases
Attachment B - 10-year History of Water Produced
Attachment C - Water Fund (Operating) Seven-Year Plan
Attachment D - Wastewater Fund (Operating) Seven-Year Plan
Attachment E - Stormwater Fund (Operating) Seven-Year Plan

Attachment F - Average Residential Utility Bill
Attachment G - Comparison of Average Bill with Like-sized Oregon Cities
Attachment H - Comparison of Average Bill with Surrounding Communities
Current Utility Rate Structure

November 2014

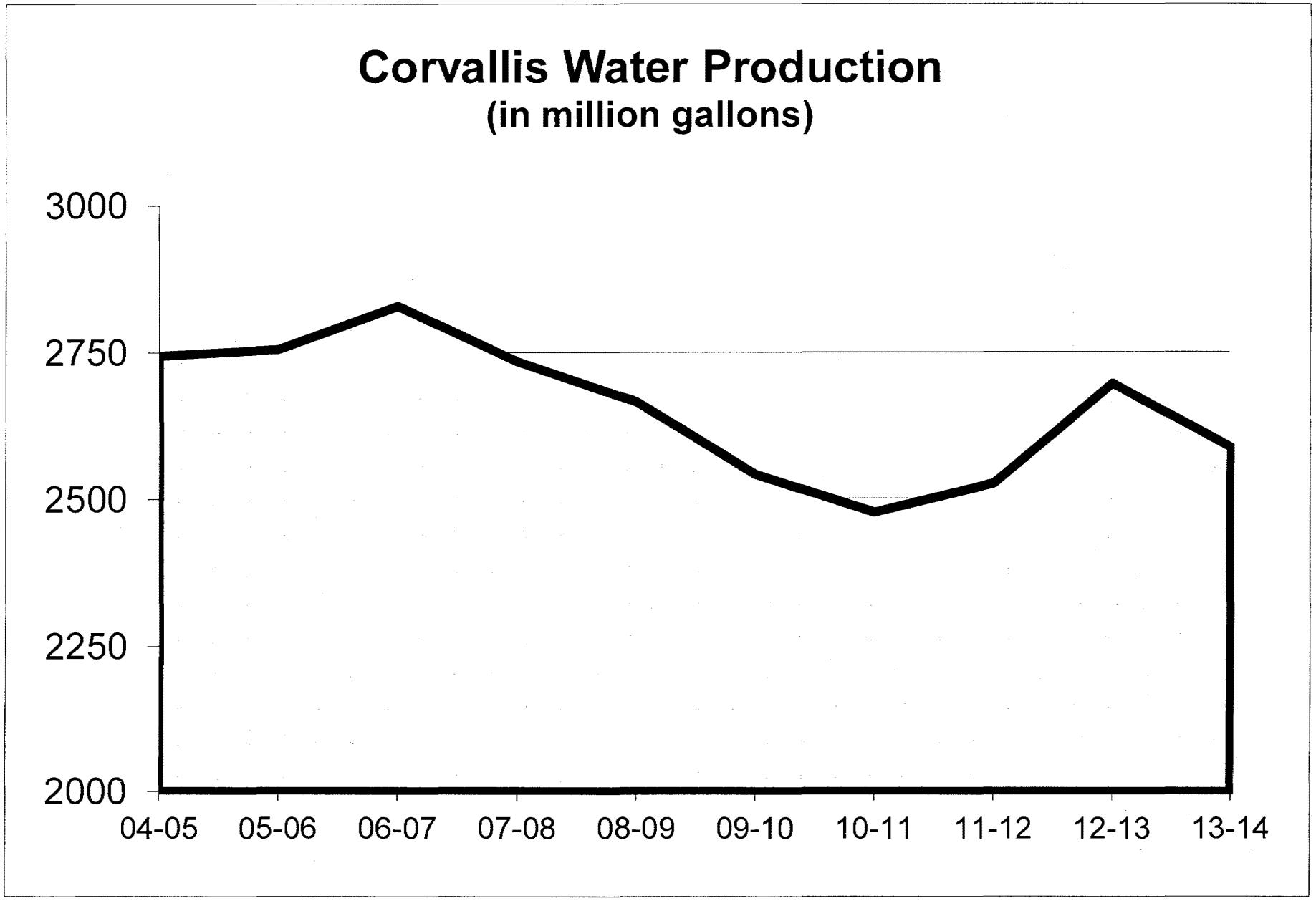
## City of Corvallis Utility Rate History

(Monthly charge for single-family residential customer based on average water consumption of 600 cu.ft. [6 units])

| Year | Water | | Wastewater | | Stormwater | | Combined Bill | |
|---|---|---|---|---|---|---|---|---|
| | Dollar Amount | Percentage Increase | Dollar Amount | Percentage Increase | Dollar Amount | Percentage Increase | Dollar Amount | Percentage Increase |
| 2000-01 | $13.72 | | $21.15 | | $4.70 | | $39.57 | |
| 2001-02 | $13.72 | 0% | $21.79 | 3% | $4.98 | 6% | $40.49 | 2.3% |
| 2002-03 | $14.23 | 4% | $22.42 | 3% | $4.98 | 0% | $41.63 | 2.8% |
| 2003-04 | $14.55 | 2.2% | $23.33 | 4% | $4.98 | 0% | $42.86 | 3.0% |
| 2004-05 | $15.19 | 4.4% | $23.97 | 2.7% | $4.98 | 0% | $44.14 | 3.0% |
| 2005-06 | $16.11 | 6% | $24.73 | 3.2% | $4.98 | 0% | $45.82 | 3.8% |
| 2006-07 | $17.22 | 7% | $25.56 | 3.4% | $4.98 | 0% | $47.76 | 4.2% |
| 2007-08 | $18.44 | 7% | $26.48 | 3.6% | $4.98 | 0% | $49.90 | 4.5% |
| 2008-09 | $19.53 | 6% | $26.97 | 2% | $4.98 | 0% | $51.48 | 3.2% |
| 2009-10 | $19.89 | 8% | $27.52 | 4% | $5.48 | 10% | $52.89 | 2.7% |
| 2010-11 | $20.63 | 3.7% | $28.07 | 2% | $5.48 | 0% | $54.18 | 2.4% |
| 2011-12 | $21.60 | 4.3% | $28.93 | 3% | $5.48 | 0% | $56.01 | 3.3% |
| 2012-13 | $22.04 | 2% | $29.78 | 3% | $5.86 | 7% | $57.68 | 3% |
| 2013-14 | $22.04 | 0% | $30.97 | 4% | $6.27 | 7% | $59.28 | 3% |
| 2013-14 ** | $25.00 | 13.4% | $33.68 | 8.7% | $6.27 | 0% | $64.95 | 9.5% |

** Utility Service Rate Structure change effective July 1, 2014

**Attachment A**




Attachment B

## WATER FUND - OPERATING

10/10/14 12:56 PM

| BUDGETARY BASIS | AUDITED FY 12-13 | UNAUDITED FY 13-14 | ADOPTED FY 14-15 | REVISED FY 14-15 | PLANNING PERIOD FY 15-16 | FY 16-17 | FY 17-18 | FY 18-19 | FY 19-20 | FY 20-21 | FY 21-22 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RATE INCREASE | 2.00% | 0.00% | 2.00% | 0.00% | 2.00% | 0.00% | 2.00% | 0.00% | 2.00% | 2.00% | 2.00% |
| BEGINNING OPERATING FUND BALANCE | $885,438 | $2,312,974 | $1,465,684 | $2,360,211 | $2,312,141 | $2,017,221 | $2,054,230 | $1,101,720 | $1,812,790 | $1,859,130 | $2,102,030 |
| OPERATING REVENUES | | | | | | | | | | | |
| Charges for Service | $9,346,129 | $9,259,080 | $9,020,480 | $9,414,280 | $9,587,970 | $9,701,960 | $9,787,260 | $9,903,700 | $9,990,880 | $10,109,810 | $10,198,890 |
| Intergovernmental | 0 | 2,882 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fines & Forfeitures | 50 | 5,495 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Miscellaneous | 68,682 | 74,703 | 51,360 | 51,360 | 48,660 | 51,580 | 56,290 | 53,000 | 67,610 | 66,150 | 81,910 |
| TOTAL OPERATING REVENUES | $9,414,861 | $9,342,161 | $9,071,840 | $9,465,640 | $9,636,630 | $9,753,540 | $9,843,550 | $9,956,700 | $10,058,490 | $10,175,960 | $10,280,800 |
| OPERATING EXPENDITURES | | | | | | | | | | | |
| Community Development | $55,091 | $55,590 | $57,770 | $57,770 | $62,100 | $65,410 | $71,410 | $75,230 | $82,060 | $86,450 | $94,200 |
| Public Works | 6,880,297 | 6,563,206 | 7,490,730 | 7,406,110 | 8,455,960 | 8,116,920 | 8,390,290 | 8,580,890 | 9,817,940 | 9,271,110 | 9,722,100 |
| Non-Departmental | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENDITURES | $6,935,388 | $6,618,796 | $7,548,500 | $7,463,880 | $8,518,060 | $8,182,330 | $8,461,700 | $8,656,120 | $9,900,000 | $9,357,560 | $9,816,300 |
| REVENUE EXCESS (SHORTFALL) OVER EXPENDITURES | $2,479,473 | $2,723,365 | $1,523,340 | $2,001,760 | $1,118,570 | $1,571,210 | $1,381,850 | $1,300,580 | $158,490 | $818,400 | $464,500 |
| NON-OPERATING RESOURCES (USES) | | | | | | | | | | | |
| NON-OPERATING ACTIVITY | | | | | | | | | | | |
| Debt Service | ($24,936) | ($966,500) | ($977,600) | ($977,600) | ($166,400) | ($162,400) | $0 | $0 | $0 | $0 | $0 |
| Transfers In | 343,953 | 269,307 | 329,580 | 329,580 | 62,230 | 61,270 | 8,070 | 8,470 | 8,900 | 9,340 | 9,810 |
| Transfers Out | (788,154) | (1,892,644) | (1,371,810) | (1,371,810) | (1,085,040) | (1,605,611) | (2,262,430) | (517,980) | (328,370) | (539,280) | (350,740) |
| Other Financing Sources | 2,330,747 | 3,709 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Financing Uses | (3,222,766) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingencies | 0 | 0 | (188,030) | 0 | (193,980) | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL NON-OPERATING RESOURCES (USES) | ($1,361,157) | ($2,586,128) | ($2,207,860) | ($2,019,830) | ($1,383,190) | ($1,706,741) | ($2,254,360) | ($509,510) | ($319,470) | ($529,940) | ($340,930) |
| NET OPERATING FUND ACTIVITY | $1,118,316 | $137,237 | ($684,520) | ($18,070) | ($264,620) | ($135,531) | ($872,510) | $791,070 | ($160,980) | $288,460 | $123,570 |
| RESTRICTED BALANCES, Beginning of Year | $432,879 | $123,659 | $213,659 | $213,659 | $243,659 | $273,959 | $101,419 | $181,419 | $261,419 | $54,099 | $99,659 |
| FUND BALANCE (Including Restricted), End of Year | $2,436,633 | $2,573,871 | $994,823 | $2,555,801 | $2,291,181 | $2,155,649 | $1,283,139 | $2,074,209 | $1,913,229 | $2,201,689 | $2,325,259 |
| LESS: RESTRICTED BALANCES | | | | | | | | | | | |
| MANAGEMENT RESERVES | $123,659 | $213,659 | $243,659 | $243,659 | $273,959 | $101,419 | $181,419 | $261,419 | $54,099 | $99,659 | $179,659 |
| COUNCIL DESIGNATIONS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNRESTRICTED FUND BALANCE | $2,312,974 | $2,360,211 | $751,164 | $2,312,141 | $2,017,221 | $2,054,230 | $1,101,720 | $1,812,790 | $1,859,130 | $2,102,030 | $2,145,600 |

Attachment C

## WASTEWATER FUND - OPERATING

10/10/14 12:54 PM

| BUDGETARY BASIS | AUDITED FY 12-13 | UNAUDITED FY 13-14 | ADOPTED FY 14-15 | REVISED FY 14-15 | PLANNING PERIOD FY 15-16 | FY 16-17 | FY 17-18 | FY 18-19 | FY 19-20 | FY 20-21 | FY 21-22 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RATE INCREASE | 3.00% | 3.50% | 3.50% | 0.00% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% | 3.50% |
| BEGINNING OPERATING FUND BALANCE | $1,945,458 | $2,954,611 | $1,863,350 | $2,978,454 | $2,133,441 | $204,611 | ($1,721,934) | ($2,430,214) | ($2,875,484) | ($3,507,104) | ($2,158,274) |
| OPERATING REVENUES | | | | | | | | | | | |
| Charges for Service | $9,400,835 | $9,539,876 | $9,958,470 | $10,019,287 | $10,153,520 | $10,479,490 | $10,816,840 | $11,166,000 | $11,527,360 | $11,901,360 | $12,288,430 |
| Intergovernmental | $89,173 | $3,252 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Miscellaneous | 32,345 | 22,885 | 511,750 | 512,750 | 14,260 | 12,240 | 10,500 | 10,500 | 10,500 | 10,500 | 10,500 |
| TOTAL OPERATING REVENUES | $9,522,353 | $9,566,013 | $10,470,220 | $10,532,037 | $10,167,780 | $10,491,730 | $10,827,340 | $11,176,500 | $11,537,860 | $11,911,860 | $12,298,930 |
| OPERATING EXPENDITURES | | | | | | | | | | | |
| Community Development | $52,228 | $53,360 | $55,490 | $55,490 | $59,750 | $62,980 | $68,900 | $72,640 | $79,380 | $83,680 | $91,330 |
| Public Works | 6,731,854 | 6,013,822 | 7,953,400 | 7,922,670 | 7,684,260 | 8,984,310 | 8,577,420 | 8,644,020 | 9,271,630 | 9,592,320 | 10,157,660 |
| Non-Departmental | 114,754 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENDITURES | $6,898,836 | $6,067,182 | $8,008,890 | $7,978,160 | $7,744,010 | $9,047,290 | $8,646,320 | $8,716,660 | $9,351,010 | $9,676,000 | $10,248,990 |
| REVENUE EXCESS (SHORTFALL) OVER EXPENDITURES | $2,623,517 | $3,498,832 | $2,461,330 | $2,553,877 | $2,423,770 | $1,444,440 | $2,181,020 | $2,459,840 | $2,186,850 | $2,235,860 | $2,049,940 |
| NON-OPERATING RESOURCES (USES) | | | | | | | | | | | |
| NON-OPERATING ACTIVITY | | | | | | | | | | | |
| Debt Service | ($829,075) | ($2,253,643) | ($2,227,750) | ($2,227,750) | ($2,219,450) | ($1,872,500) | ($1,876,980) | ($1,875,300) | ($1,882,050) | ($617,100) | $0 |
| Transfers In | 16,310 | 17,717 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfers Out | (961,172) | (1,199,233) | (1,548,180) | (1,548,180) | (1,719,790) | (1,716,185) | (975,050) | (1,008,340) | (1,042,840) | (252,140) | (264,410) |
| Other Financing Sources | 10,009,438 | 1,171 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Financing Uses | (11,329,135) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Contingencies | 0 | 0 | (209,410) | 0 | (203,360) | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL NON-OPERATING RESOURCES (USES) | ($3,093,634) | ($3,433,987) | ($3,985,340) | ($3,775,930) | ($4,142,600) | ($3,588,685) | ($2,852,030) | ($2,883,640) | ($2,924,890) | ($869,240) | ($264,410) |
| NET OPERATING FUND ACTIVITY | ($470,117) | $64,844 | ($1,524,010) | ($1,222,053) | ($1,718,830) | ($2,144,245) | ($671,010) | ($423,800) | ($738,040) | $1,366,620 | $1,785,530 |
| RESTRICTED BALANCES, Beginning of Year | $1,860,964 | $381,694 | $422,695 | $422,695 | $45,655 | $255,655 | $37,955 | $75,225 | $96,695 | ($9,725) | $8,065 |
| FUND BALANCE (Including Restricted), End of Year | $3,336,305 | $3,401,149 | $762,035 | $2,179,096 | $460,266 | ($1,683,979) | ($2,354,989) | ($2,778,789) | ($3,516,829) | ($2,150,209) | ($364,679) |
| LESS: RESTRICTED BALANCES | | | | | | | | | | | |
| MANAGEMENT RESERVES | $333,805 | $422,695 | $24,545 | $45,655 | $255,655 | $37,955 | $75,225 | $96,695 | ($9,725) | $8,065 | $113,545 |
| LEGAL RESTRICTIONS | 47,889 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNRESTRICTED FUND BALANCE | $2,954,611 | $2,978,454 | $737,490 | $2,133,441 | $204,611 | ($1,721,934) | ($2,430,214) | ($2,875,484) | ($3,507,104) | ($2,158,274) | ($478,224) |

Attachment D

## STORMWATER FUND - OPERATING

10/17/14 3:00 PM

| BUDGETARY BASIS | AUDITED FY 12-13 | UNAUDITED FY 13-14 | ADOPTED FY 14-15 | REVISED FY 14-15 | PLANNING PERIOD FY 15-16 | FY 16-17 | FY 17-18 | FY 18-19 | FY 19-20 | FY 20-21 | FY 21-22 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RATE INCREASE | 0.00% | 7.00% | 6.00% | 0.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% |
| BEGINNING OPERATING FUND BALANCE | $1,465,227 | $1,223,211 | $702,191 | $1,136,222 | $704,732 | $50,422 | ($445,718) | ($1,385,088) | ($1,913,958) | ($2,586,738) | ($3,136,808) |
| OPERATING REVENUES | | | | | | | | | | | |
| Charges for Service | $2,095,578 | $2,290,452 | $2,296,570 | $2,340,430 | $2,389,450 | $2,506,920 | $2,630,220 | $2,759,640 | $2,895,480 | $3,038,050 | $3,187,710 |
| Intergovernmental | 36,743 | 10,543 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fines & Forfeitures | 60 | 697 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| Miscellaneous | 8,951 | 5,958 | 6,770 | 6,770 | 3,390 | 3,190 | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 |
| TOTAL OPERATING REVENUES | $2,141,332 | $2,307,650 | $2,303,940 | $2,347,800 | $2,393,440 | $2,510,710 | $2,632,420 | $2,761,840 | $2,897,680 | $3,040,250 | $3,189,910 |
| OPERATING EXPENDITURES | | | | | | | | | | | |
| Community Development | $53,100 | $54,120 | $56,380 | $56,380 | $60,650 | $63,900 | $69,830 | $73,580 | $80,330 | $84,640 | $92,310 |
| Public Works | 1,897,719 | 1,739,915 | 2,206,120 | 2,134,850 | 2,221,860 | 2,627,720 | 2,952,470 | 2,560,930 | 2,745,260 | 2,873,800 | 3,082,110 |
| Non-Departmental | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL OPERATING EXPENDITURES | $1,950,819 | $1,794,035 | $2,262,500 | $2,191,230 | $2,282,510 | $2,691,620 | $3,022,300 | $2,634,510 | $2,825,590 | $2,958,440 | $3,174,420 |
| REVENUE EXCESS (SHORTFALL) OVER EXPENDITURES | $190,513 | $513,615 | $41,440 | $156,570 | $110,930 | ($180,910) | ($389,880) | $127,330 | $72,090 | $81,810 | $15,490 |
| NON-OPERATING RESOURCES (USES) | | | | | | | | | | | |
| NON-OPERATING ACTIVITY | | | | | | | | | | | |
| Debt Service | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Transfers In | 3,322 | 3,355 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Transfers Out | (380,851) | (548,959) | (533,060) | (533,060) | (662,370) | (578,030) | (663,880) | (586,200) | (674,870) | (556,880) | (561,080) |
| Contingencies | 0 | 0 | (46,080) | 0 | (47,870) | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL NON-OPERATING RESOURCES (USES) | ($377,529) | ($545,604) | ($579,140) | ($533,060) | ($710,240) | ($578,030) | ($663,880) | ($586,200) | ($674,870) | ($556,880) | ($561,080) |
| NET OPERATING FUND ACTIVITY | ($187,016) | ($31,989) | ($537,700) | ($376,490) | ($599,310) | ($758,940) | ($1,053,760) | ($458,870) | ($602,780) | ($475,070) | ($545,590) |
| RESTRICTED BALANCES, Beginning of Year | $173,433 | $228,433 | $283,433 | $283,433 | $338,433 | $393,433 | $130,633 | $16,243 | $86,243 | $156,243 | $231,243 |
| FUND BALANCE (Including Restricted), End of Year | $1,451,644 | $1,419,655 | $447,924 | $1,043,165 | $443,855 | ($315,085) | ($1,368,845) | ($1,827,715) | ($2,430,495) | ($2,905,565) | ($3,451,155) |
| LESS: RESTRICTED BALANCES | | | | | | | | | | | |
| MANAGEMENT RESERVES | $228,433 | $283,433 | $338,433 | $338,433 | $393,433 | $130,633 | $16,243 | $86,243 | $156,243 | $231,243 | $513,243 |
| COUNCIL DESIGNATIONS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| UNRESTRICTED FUND BALANCE | $1,223,211 | $1,136,222 | $109,491 | $704,732 | $50,422 | ($445,718) | ($1,385,088) | ($1,913,958) | ($2,586,738) | ($3,136,808) | ($3,964,398) |

Attachment E

**ATTACHMENT F**

October 17, 2014

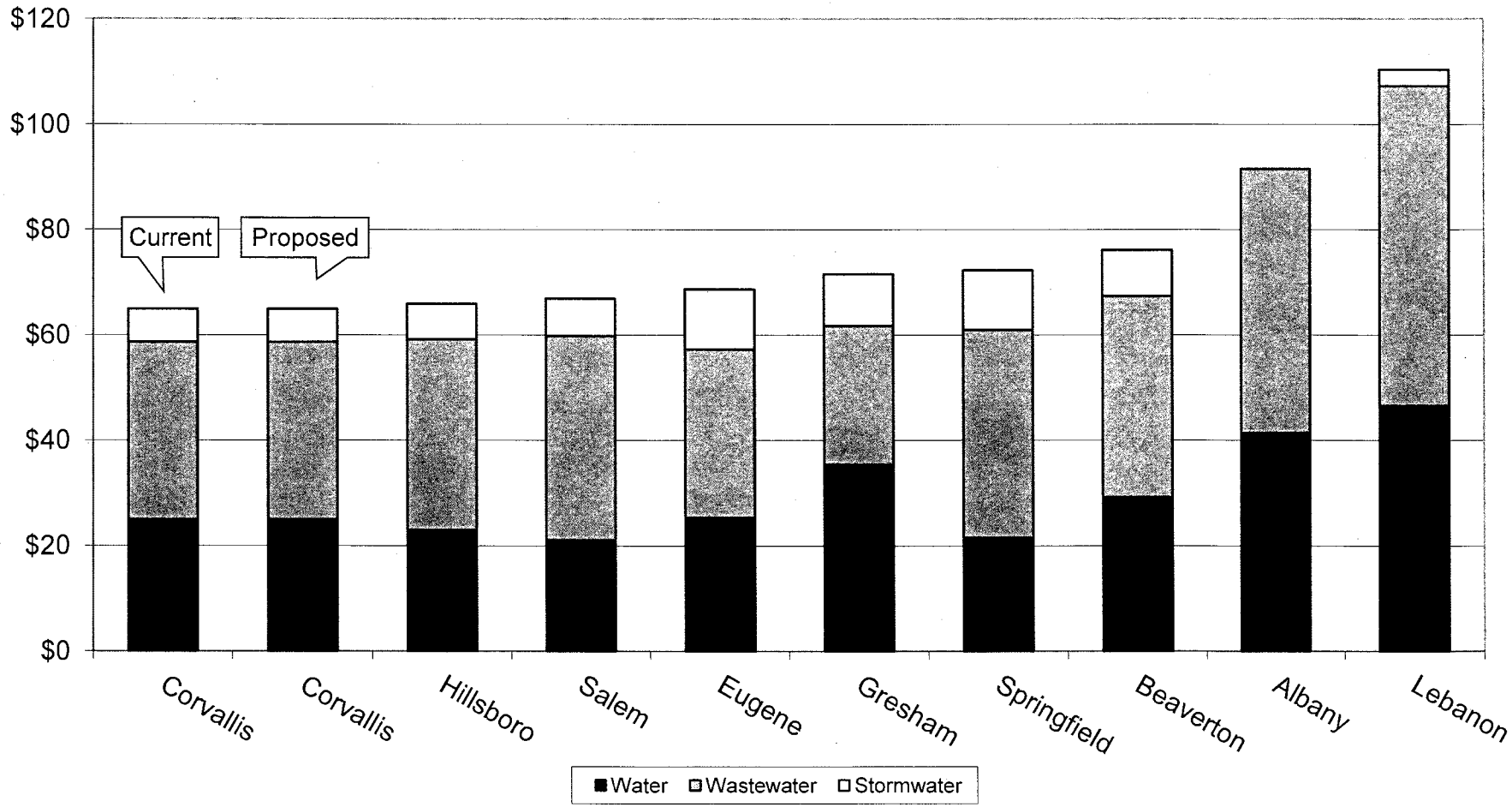
## Average Residential Monthly Utility Bill

(based on water consumption of 600 cu.ft. [6 units])

## Schedule of Projected Increases

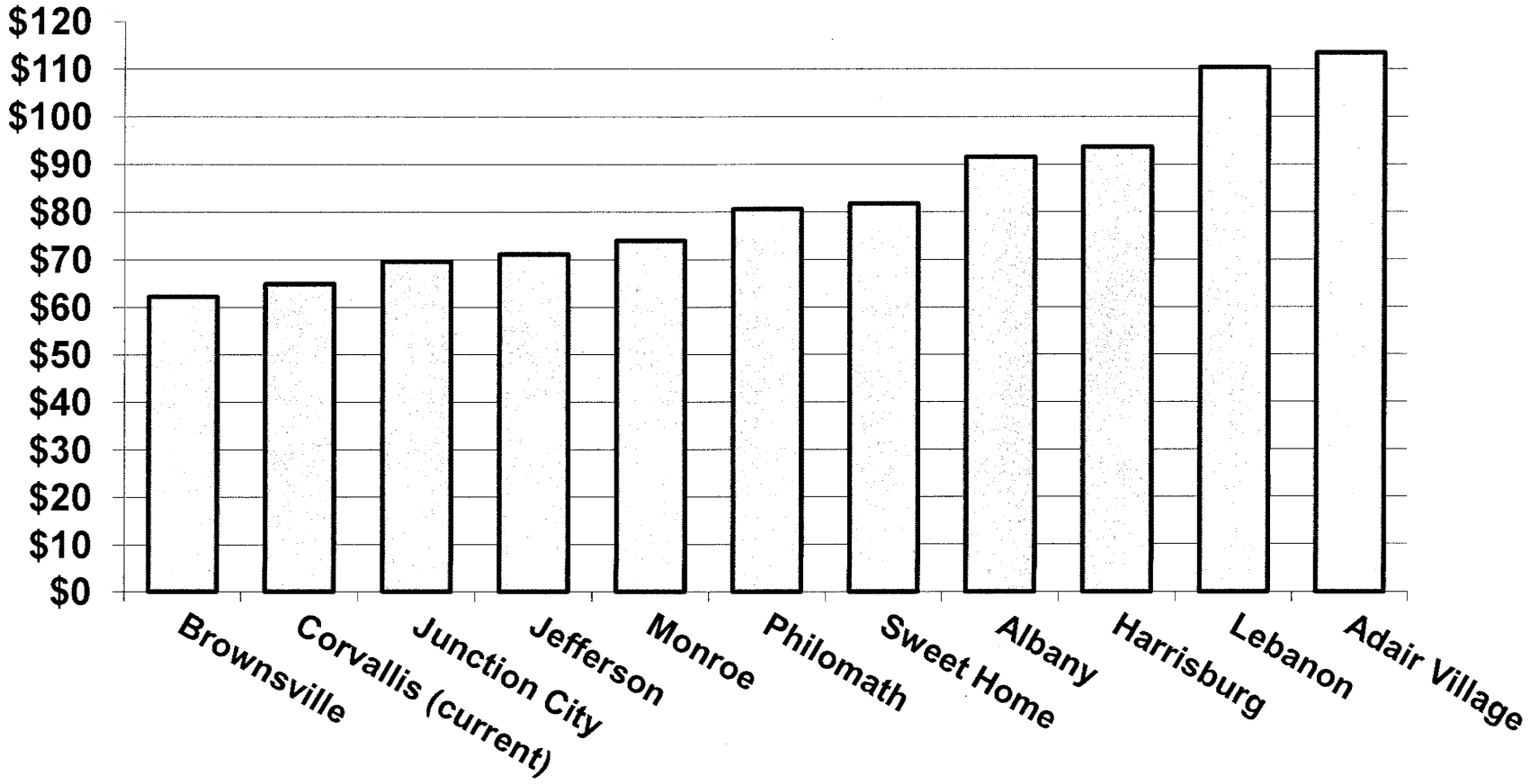
| Utility | Last Rate Increase | Current Charge (Nov 14) | Proposed 14-15 | Projected Rate Increases 15-16 | 16-17 | 17-18 |
|---|---|---|---|---|---|---|
| Water | 2/1/2013 | | 0.0% | 2.0% | 0.0% | 2.0% |
| | | $25.00 | $25.00 | $25.50 | $25.50 | $26.01 |
| Wastewater | 2/1/2014 | | 0.0% | 3.5% | 3.5% | 3.5% |
| | | $33.68 | $33.68 | $34.86 | $36.08 | $37.34 |
| Stormwater | 2/1/2014 | | 0.0% | 5.0% | 5.0% | 5.0% |
| | | $6.27 | $6.27 | $6.58 | $6.91 | $7.26 |
| Total % Increase | | | 0.0% | 3.1% | 2.3% | 3.1% |
| Total Bill | | $64.95 | $64.95 | $66.94 | $68.49 | $70.61 |

# Comparison of Average Monthly Residential Utility Bill
# Oregon Cities Similar in Size to Corvallis
**(based on consumption of 600 cu.ft. of water [6 units])**
**October 2014**




Attachment G

# Comparison of Average Monthly Residential Utility Bill
## Oregon Cities Surrounding Corvallis
(Based on 6 units of water consumption)
October 2014




Attachment H

ORDINANCE 2014-_04_

**AN ORDINANCE RELATING TO UTILITY RATES AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.06, "CITY SERVICES BILLING," ESTABLISHING RATES FOR 2014, AND STATING AN EFFECTIVE DATE.**

**THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:**

**Section 1. Municipal Code Section 3.06 is hereby amended as follows:**

**Section 3.06.140 Rates.**

Effective for all utility bills rendered on or after July 1, 2014, service rates shall be as follows:

1) Rates for single family customers:

| Meter Size | Base Rate | hcf | Water Consumption Rates per hcf | | | Wastewater Consumption Rate per hcf | | Stormwater Rate |
|---|---|---|---|---|---|---|---|---|
| | | | 1st Level | 2nd Level | 3rd Level | Base Rate | All Usage | Per ESU |
| 3/4" | $ 15.04 | 0-7 | $ 1.66 | $ 1.91 | $ 2.01 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 8-13 | $ 2.16 | $ 2.41 | $ 2.51 | | | |
| | | ≥14 | $ 2.66 | $ 2.91 | $ 3.01 | | | |
| 1.0" | $ 23.14 | 0-7 | $ 1.66 | $ 1.91 | $ 2.01 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 8-13 | $ 2.16 | $ 2.41 | $ 2.51 | | | |
| | | ≥14 | $ 2.66 | $ 2.91 | $ 3.01 | | | |
| 1.5" | $ 28.53 | 0-7 | $ 1.66 | $ 1.91 | $ 2.01 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 8-13 | $ 2.16 | $ 2.41 | $ 2.51 | | | |
| | | ≥14 | $ 2.66 | $ 2.91 | $ 3.01 | | | |

2) Rates for irrigation meters:

| Meter Size | Base Rate | hcf | Water Consumption Rates per hcf | | |
|---|---|---|---|---|---|
| | | | 1st Level | 2nd Level | 3rd Level |
| 3/4" | $ 13.09 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 1.0" | $ 20.00 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 1.5" | $ 24.61 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 2.0" | $ 47.37 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 3.0" | $ 162.85 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |

| | | | | | |
|---|---|---|---|---|---|
| 4.0" | $ 278.05 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 6.0" | $ 462.38 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 8.0" | $ 738.87 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |
| 10.0" | $1,061.44 | 0-7 | $ 2.19 | $ 2.59 | $ 2.89 |
| | | 8-13 | $ 2.85 | $ 3.25 | $ 3.55 |
| | | ≥14 | $ 3.51 | $ 3.91 | $ 4.21 |

3) Rates for Multi-Family:

| Meter Size | Base Rate | hcf | Water Consumption Rates per hcf | | | Wastewater Consumption Rate per hcf | | Storm Water |
|---|---|---|---|---|---|---|---|---|
| | | | 1st Level | 2nd Level | 3rd Level | Base Rate | All Usage | Per ESU |
| 3/4" | $ 22.33 | 0-7 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 8-13 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥14 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 1.0" | $ 34.79 | 0-18 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 19-33 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥34 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 1.5" | $ 43.10 | 0-35 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 36-65 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥66 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 2.0" | $ 84.62 | 0-56 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 57-104 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥105 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 3.0" | $ 292.25 | 0-112 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 113-208 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥209 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 4.0" | $ 499.87 | 0-175 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 176-325 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥326 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 6.0" | $ 832.08 | 0-350 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 351-650 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥651 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 8.0" | $1,330.39 | 0-560 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 561-1040 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥1041 | $ 1.44 | $ 1.69 | $ 1.79 | | | |
| 10.0" | $1,911.74 | 0-805 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | $ 2.74 | $ 6.27 |
| | | 806-1495 | $ 1.32 | $ 1.57 | $ 1.67 | | | |
| | | ≥1496 | $ 1.44 | $ 1.69 | $ 1.79 | | | |

4) Rates for Group Residential/Fraternity/Sorority:
(D = Domestic; M = Medium; H = High; VH = Very High)

| Meter Size | Base Rate | hcf | Water Consumption Rates per hcf | | | Wastewater Consumption Rates per hcf | | Storm Water |
|---|---|---|---|---|---|---|---|---|
| | | | 1st Level | 2nd Level | 3rd Level | Base Rate | All Usage | Per ESU |
| 3/4" | $ 22.33 | 0-7 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 8-13 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥14 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 1.0" | $ 34.79 | 0-18 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 19-33 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥34 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 1.5" | $ 43.10 | 0-35 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 36-65 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥66 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 2.0" | $ 84.62 | 0-56 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 57-104 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥105 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 3.0" | $ 292.25 | 0-112 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 113-208 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥209 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 4.0" | $ 499.87 | 0-175 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 176-325 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥326 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 6.0" | $ 832.08 | 0-350 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 351-650 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥651 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 8.0" | $1,330.39 | 0-560 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 561-1040 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥1041 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |
| 10.0" | $1,911.74 | 0-805 | $ 1.20 | $ 1.45 | $ 1.55 | $ 17.24 | D - $2.74 | $ 6.27 |
| | | 806-1495 | $ 1.32 | $ 1.57 | $ 1.67 | | M - $3.24 | |
| | | ≥1496 | $ 1.44 | $ 1.69 | $ 1.79 | | H - $4.64 | |
| | | | | | | | VH - $6.39 | |

5) Rates for Commercial and all other customers:
(D = Domestic; M = Medium; H = High; VH = Very High)

| Meter Size | Base Rate | hcf | Water Consumption Rates per hcf | | | Wastewater Consumption Rates per hcf | | Storm Water |
|---|---|---|---|---|---|---|---|---|
| | | | 1st Level | 2nd Level | 3rd Level | Base Rate | All Usage | Per ESU |
| 3/4" | $ 22.33 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 1.0" | $ 34.79 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 1.5" | $ 43.10 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 2.0" | $ 84.62 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 3.0" | $ 292.25 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 4.0" | $ 499.87 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 6.0" | $ 832.08 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 8.0" | $1,330.39 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |
| 10.0" | $1,911.74 | ≥0 | $ 1.15 | $ 1.35 | $ 1.55 | $ 21.57 | D - $2.74<br>M - $3.24<br>H - $4.64<br>VH - $6.39 | $ 6.27 |

6) Rates for Fire Service:

a) Standby (minimum) charges for automatic fire service. Charges are based on wet or dry sprinkling systems without hose or other connections; combined systems will pay the regular service meter minimums and the regular meter rates:

1] 2": $3.02 per month
2] 3": $10.55 per month
3] 4": $18.09 per month
4] 6": $30.15 per month
5] 8": $48.24 per month

7) Properties without a Water Meter:

a) Single family property that does not have utility provided water service and therefore has no water meter, but that has connection to the utility's wastewater service shall pay $33.68 per month, plus the applicable storm water and other City Services fees.

b) Multi-family unmetered rates shall be $33.68 per month for the one residential unit and $16.44 for each additional living unit above one, plus the applicable storm water and other City Services fees.

c) Commercial accounts with wastewater service, but no water service, shall be billed as identified in section 3.60.050 (1)(c)[5].

d) Billing for accounts where there is wastewater service, but no water service shall be billed each month, regardless of whether or not the property is vacant, as long as the property remains connected to the utility's wastewater line.

e) As provided in ORS 454.225, when wastewater charges are not paid when due, the amounts thereof, together with interest at the statutory rate and penalties from the due date, may be recovered using the procedures provided in Section 3.06.080, in an action at law brought by the City, or certified and presented to the County Assessor.

f) The liability for all accounts billed for wastewater only shall be that of the person who applied for service.

g) The City shall recover its costs and any reasonable attorney's fees in any action to recover charges pursuant to this Section.

8) Storm Water Special User Unit (per ESU to the nearest 0.1 ESU): $1.28.

(Ord. No. 2014- , § ; Ord. 2013-14, § 1, 11/18/2013; Ord. 2012-15 § 1, 2012; Ord. 2011-19 § 1, 12/19/11; Ord. 2011-04 §1, 2/07/2011; Ord. 2010-29 §1, 12/06/2010; Ord. 2009-14 §1, 12/07/2009; Ord. 2008-19 §1, 12/01/2008; Ord. 2007-26 §1 ,11/19/2007; Ord. 2007-02 §1, 02/05/2007; Ord. 2006-30 §1, 12/18/2006; Ord. 2006-07 §1, 04/03/2006)

**Section 2.** This ordinance shall become effective July 1, 2014.

PASSED by the City Council this 2nd day of June, 2014.

APPROVED by the Mayor this 2nd day of June, 2014.

EFFECTIVE this 1st day of July, 2014.

Julie Manning
Mayor

ATTEST:

Carla Hogsworth
City Recorder

# MEMORANDUM

November 12, 2014

**To:** Administrative Services Committee

**From:** Ken Gibb, Community Development Director

**Re:** Continued ASC Consideration of current livability code gaps and an expanded Livability Code Compliance and Neighborhood/Community Outreach Program

## I. Issue

As requested at the end of the October 22, 2014 Administrative Services Committee meeting, staff are providing follow-up information regarding current community livability code gaps.

## II. Background

At the conclusion of the October 22 ASC meeting the Committee determined that it would spend time at its November 5, November 19, and December 3 meetings discussing grouped elements of the livability code gaps that staff have presented in narrative and graphic form in prior meetings. The November 5 meeting covered the first grouped elements, interior condition gaps. The November 19 meeting is intended to cover exterior condition gaps, and the December 3 meeting will cover general gaps, including administrative provisions. The Committee's chosen approach is to hear explanations of the gaps from staff in a work session-type setting, and then to hear comments from people attending the meeting. The Committee acknowledged on October 22 that given the chosen approach, its next three meetings may be longer than is typical.

## III. Discussion

The attached, modified excerpt from the "Current Corvallis Code Authority, Gaps and Potential Resolution" document presented to the Committee on October 22 includes a listing of exterior code gaps and potential resolutions. As requested, modifications have been made to clarify which property types would be included for coverage if code language to address the gaps is developed. As has been shared in past discussions, the approach to implementing additional code authority that was recommended by staff as a result of discussions with the Property Maintenance Code Advisory Group in 2013 was to apply new code standards to both the interiors and the exteriors of residential rental properties, but to apply new standards only to the exteriors of owner-occupied residences and non-residential properties. Staff will plan to supplement its discussion of the items in the attachment with a presentation of representative photographs.

## IV. Requested Action

Because no decision is anticipated as an outcome of this meeting, staff requests no specific action.

Review and Concur:

Nancy Brewer, City Manager *Pro Tem*

Attachment: Current Corvallis Code Authority, Gaps and Potential Resolution – Exterior Conditions

**Current Corvallis Code Authority, Gaps and Potential Resolution**

*Prepared for Administrative Services Committee Consideration on November 19, 2014*

## ***Exterior Conditions Code Authority, Gaps and Potential Resolution***

Existing exterior code standards, code gaps and possible means of resolving those gaps include:

*Weather and Water Proofing*

Current: The Rental Housing Code (CMC 9.02.090) requires the prevention of water leakage into living areas of rental units.

Gap: There are no requirements for the prevention of air leakage under, through or around windows or doors, and no requirements that would prevent water leakage into non-living areas such as utility basements or attics. There are no requirements for non-renter occupied structures to maintain roofs, walls, windows and doors in a weatherproof condition.

Resolution: Develop and adopt requirements for building openings, roofs and exterior walls to be sound, in good repair, and weather tight in order to prevent wind, rain, and other elements from entering a structure regardless of structure type or occupancy.

*Exterior Sanitation*

Current: Municipal Code (CMC 4.01.050) prohibits accumulation of solid waste if it will become unsightly or will putrefy; responsibility for compliance falls to the person or persons in charge or possession of a property. Land Development Code (Chapter 3.0 and Article 4) provides for districting and zone development standards regulating the location of vehicle junk yards. Nuisances Affecting Public Health and Safety are identified under CMC 5.04.040 and CMC 5.04.050.

Gap: Complaints have been received from community and neighborhood residents regarding possible unsanitary, or "junked" property conditions that turn out to be inadequate/improper storage of personal possessions. Examples of such possessions include furniture manufactured for indoor use, yard maintenance equipment and supplies, and serviceable vehicle tires.

Resolution: Develop and adopt requirements for all structure and occupancy types that all exterior property and premises be maintained in clean and sanitary condition.

*Solid Waste Removal*

Current: Municipal Code solid waste provisions (CMC 4.01.050) stipulate that the person in possession, charge or control of a property shall provide containers for the containment of solid waste, and that they must be utilized.

Gap: Municipal Code provisions do not stipulate who is responsible for solid waste removal, just that all persons are required to dispose of solid waste before it becomes offensive. This leads to complaints of over-accumulation of contained and uncontained solid waste.

Resolution: Develop assignments of responsibility between landlords and tenants for the provision, containment, and removal of solid waste from their premises, to be applied to renter-occupied residential properties.

*Building and Accessory Structure Maintenance*

Current: The Dangerous Building Code (CMC 9.01) contains provisions for the abatement of buildings once they become unsafe.

Gap: There currently are no maintenance requirements for accessory structures on properties of all occupancy types. There are no requirements that decks, stairs and handrails at one- or two family structures be maintained in a safe condition.

Resolution: Develop and adopt requirements that primary and accessory structures on properties of all occupancy types be maintained sound and in good repair, and that exterior surfaces be maintained; develop and adopt requirements that decks, stairs and handrails be maintained in a safe condition in all structure and occupancy types.

*Lighting*

Current: There are no requirements for the maintenance of exterior lighting in areas such as parking lots or walkways in and around apartment buildings.

Gap: A lack of adequate lighting has been reported as both a security and a personal safety concern.

Resolution: Develop and adopt standards for the maintenance of exterior lighting in the described circumstances for renter-occupied properties.

*Graffiti*

Current: There are prohibitions against defacing public property (CMC 5.03.090.020) and against damaging or tampering with private property (CMC 5.03.090.030).

Gap: There are currently no code provisions for the abatement of graffiti where it occurs on either public or private property.

Resolution: Develop and adopt requirements for the prompt abatement of graffiti-defaced property as an obligation of the affected property owner for all structure and occupancy types; consider the development of a collaborative abatement program with involvement of stakeholders, paint companies, and community volunteers.

DA VINCI DAYS, INC.
Statement of Receipts and Expenditures
For the Periods Ending August 31, 1990

| | Twelve Months | Annual Budget | Percent of Budget |
|---|---|---|---|
| Revenues | | | |
| Contributions | | | |
| Contribution - City of Corvallis | $ 18,000.00 | $ 18,000.00 | 100.0% |
| Contributions - Benton County | 18,000.00 | 18,000.00 | 100.0 |
| Contributions - OSU | 18,563.00 | 18,000.00 | 103.1 |
| Corporate sponsors | 53,684.00 | 48,684.00 | 110.3 |
| Small contributions | 6,510.50 | 8,000.00 | 81.4 |
| Total contributions | 114,757.50 | 110,684.00 | 103.7 |
| Investment earnings | 1,399.28 | 1,113.00 | 125.7+ |
| Grants | 1,300.00 | 1,300.00 | 100.0 |
| Major performance income | 11,319.00 | 23,000.00 | 49.2 |
| Event income | 15,793.86 | 16,600.00 | 95.1 |
| Total revenues | 144,569.64 | 152,697.00 | 94.7 |
| Expenses | | | |
| Events | | | |
| Children's events | 4,654.31 | 5,815.00 | 80.0 |
| Science and technology | 1,805.46 | 2,700.00 | 66.9 |
| Food | 521.91 | 0.00 | 0.0 |
| Visual art | 8,832.08 | 8,300.00 | 106.4- |
| Total events | 15,813.76 | 16,815.00 | 94.0 |
| Talent | | | |
| Major performers | 25,065.60 | 30,950.00 | 81.0 |
| Local performers | 6,479.00 | 6,050.00 | 107.1- |
| Speakers | 13,959.74 | 13,000.00 | 107.4- |
| Total talent | 45,504.34 | 50,000.00 | 91.0 |
| Production | | | |
| Facilities | 13,329.78 | 13,200.00 | 101.0 |
| Volunteers | 713.89 | 600.00 | 119.0- |
| Signs and Banners | 4,281.80 | 5,000.00 | 85.6 |
| Total production | 18,325.47 | 18,800.00 | 97.5 |
| Special projects | 5,868.25 | 6,387.00 | 93.4 |
| Marketing | 27,295.59 | 28,165.00 | 96.9 |
| Fundraising | 6,345.16 | 6,170.00 | 102.8 |
| Administration | 33,278.75 | 35,189.00 | 94.6 |
| Total expenses | 152,529.32 | 161,526.00 | 94.4 |
| Excess revenues over expense | $ (7,959.68) | $ (8,829.00) | 90.2% |

City Council of Corvallis, Administrative Services Committee: November 19, 2014
**Livability Code Compliance and Neighborhood/Community Outreach**

Your favorable consideration of the proposed Livability Code Compliance package will safeguard life and safety concerns for those who live in Corvallis' older homes. While it is difficult to understand why a property owner would allow a property asset to deteriorate to neglected condition, they do. As a result, this neglect negatively effects the health and well-being of those who live in the property, nearby, and throughout the community. **This maintenance failure is one of the most serious problems affecting the fabric of our older neighborhoods.**

Corvallis highly values sustainability. Allowing structures to moulder and melt through neglect promotes needless waste, and in turn, also aggravates Corvallis' already stressed housing needs.

*Weather & Water Proofing.* **Weather infiltration is the single greatest threat to a structure, new or old.** Keeping the building envelope in good repair prolongs its useful life and also reduces opportunities for animal infestation – another community challenge.

*Exterior Sanitation.* **Unsanitary property conditions promote more unsanitary conditions nearby,** creating a downward spiral of neighborhood health. In the long term, this practice leads to reduced property values, that negatively effects city real estate tax revenue.

*Solid Waste Removal.* Property owners failure to provide garbage service is irresponsible. Solid waste removal is in the property owners' building's best interest, and **failure to provide trash removal attracts vermin** and threatens healthy living conditions on site and nearby.

*Building & Accessory Structure Maintenance.* The recent Neighborhood Photo Survey identified numerous accessory structures that function as residences. **These living spaces – and their building envelope – merit the same life safety considerations** as the primary structure on site. Maintaining decks, stairs, and handrails in good condition promotes safe transitions between building interiors and exteriors.

*Lighting. Keeping the porch light on* promotes safety and reduces criminal conduct.

*Graffiti.* Like all other neglect, **graffiti tags remaining on a structure promote more graffiti.** Communities elsewhere abate graffiti through court-mandated community service. Student organizations also abate graffiti damage as a community service. Both these strategies abate the problem without a financial investment in labor.

Businesses looking to relocate in a community evaluate housing conditions for two reasons:

- Are there adequate – and safe – places for employees to live, and
- Does the community take pride in itself?

Communities that are well-maintained are also communities that take good care of their citizens, and are attractive to potential employers.

Respectfully submitted,

BA Beierle

City of Corvallis
Administrative Services Committee

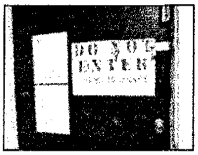
*Continued Discussion of Livability Code Provisions: Exterior Elements*

November 19, 2014

## The Maintenance Gap

*New Construction/ Permitted Alterations*

Limited maintenance provisions are available through the Municipal Code, Land Development Code and Rental Housing Code.



*Declaration of a Dangerous Building*

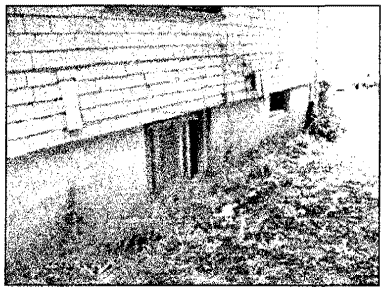
## Weather and Water Proofing

**Current:** The Rental Housing Code requires the prevention of water leakage into living areas of rental units.

**Gap:** There are no requirements for the prevention of air leakage under, through or around windows or doors, and no requirements that would prevent water leakage into non-living areas such as utility basements or attics. There are no requirements for non-renter occupied structures to maintain roofs, walls, windows and doors in a weatherproof condition.

**Resolution:** Develop and adopt requirements for building openings, roofs and exterior walls to be sound, in good repair, and weather tight in order to prevent wind, rain, and other elements from entering a structure regardless of structure type or occupancy.

## Exterior Code Gap Example: *Weather and Water Proofing*



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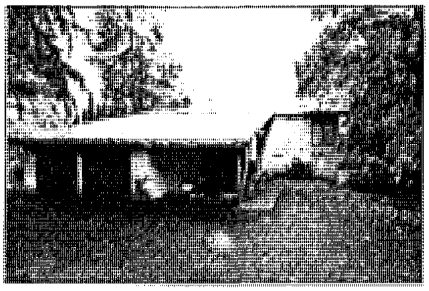
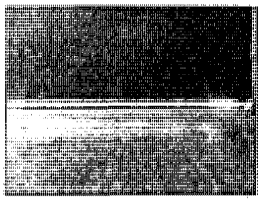
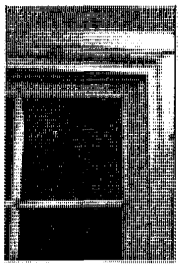


## Exterior Code Gap Example: *Weather and Water Proofing*





## Sanitation

**Current:** Municipal Code prohibits accumulation of solid waste if it will become unsightly or will putrefy; responsibility for compliance falls to the person or persons in charge or possession of a property. Land Development Code provides for districting and zone development standards regulating the location of vehicle junk yards. Nuisances affecting public health and safety are identified in Municipal Code.

**Gap:** Complaints have been received from community and neighborhood residents regarding possible unsanitary, or "junked" property conditions that turn out to be inadequate/improper storage of personal possessions. Examples of such possessions include furniture manufactured for indoor use, yard maintenance equipment and supplies, and serviceable vehicle tires.

**Resolution:** Develop and adopt requirements for all structure and occupancy types that all exterior property and premises be maintained in clean and sanitary condition.

## Exterior Code Gap Example: *Sanitation*

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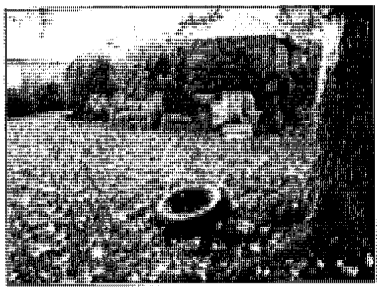

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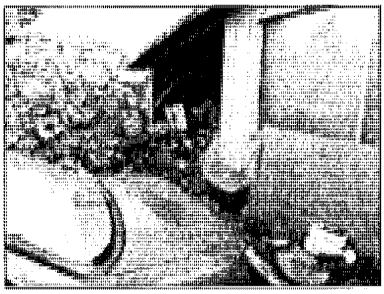

## Exterior Code Gap Example: *Sanitation*

## Solid Waste Removal

**Current:** Municipal Code solid waste provisions stipulate that the person in possession, charge or control of a property shall provide containers for the containment of solid waste, and that they must be utilized.

**Gap:** Municipal Code provisions do not stipulate who is responsible for solid waste removal, just that all persons are required to dispose of solid waste before it becomes offensive. This leads to complaints of over-accumulation of contained and uncontained solid waste.

**Resolution:** Develop assignments of responsibility between landlords and tenants for the provision, containment, and removal of solid waste from their premises, to be applied to renter-occupied residential properties.

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*Solid Waste Removal*

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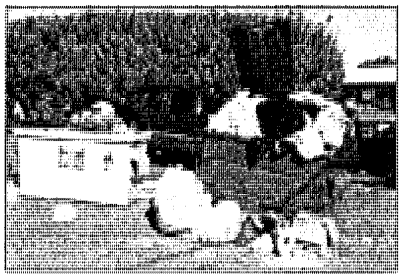

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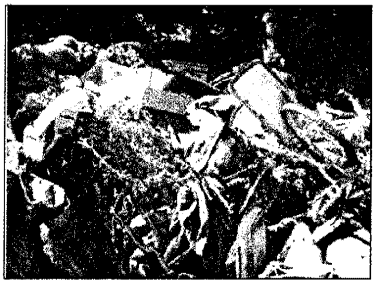
*Solid Waste Removal*



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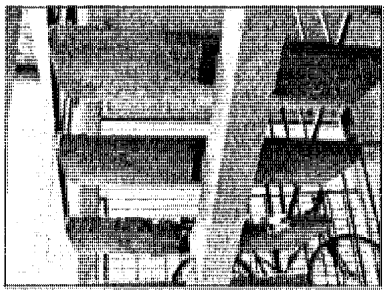
## Exterior Code Gap Example:
*Building & Accessory Structure Maintenance*



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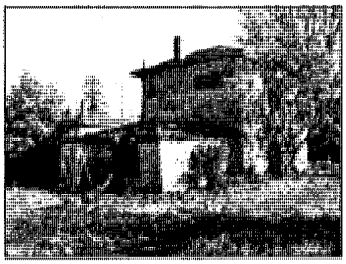

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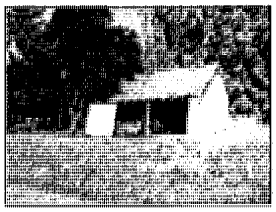


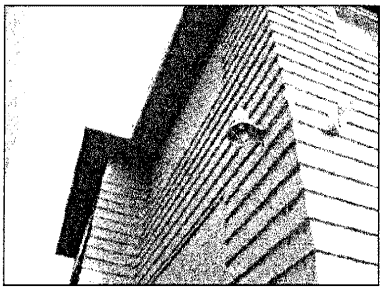
## Exterior Lighting

**Current:** There are no requirements for the maintenance of exterior lighting in areas such as parking lots or walkways in and around apartment buildings.

**Gap:** A lack of adequate lighting has been reported as both a security and a personal safety concern.

**Resolution:** Develop and adopt standards for the maintenance of exterior lighting in the described circumstances for renter-occupied properties.

## Exterior Code Gap Example: *Lighting*



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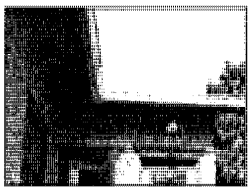
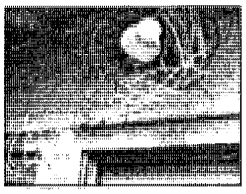




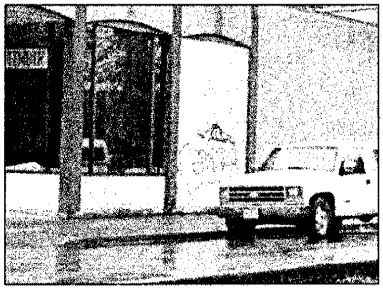
## Graffiti

**Current:** There are prohibitions against defacing public property and against damaging or tampering with private property.

**Gap:** There are currently no code provisions for the abatement of graffiti where it occurs on either public or private property.

**Resolution:** Develop and adopt requirements for the prompt abatement of graffiti-defaced property as an obligation of the affected property owner for all structure and occupancy types; consider the development of a collaborative abatement program with involvement of stakeholders, paint companies, and community volunteers.

## Exterior Code Gap Example: *Graffiti*



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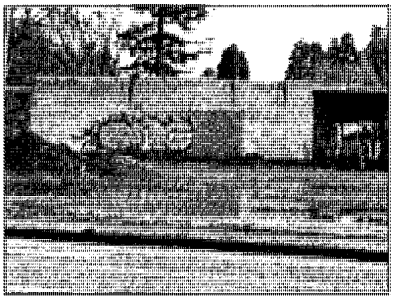
**Exterior Code Gap Example:**
***Graffiti***



City of Corvallis
Administrative Services Committee

*Continued Discussion of Livability Code Provisions: Exterior Elements*
November 19, 2014

November 18, 2014

Administrative Services Committee
Councilor Hal Brauner
Councilor Biff Traber
Councilor Joel Hirsch

Re: Support for Addressing Livability Code Gaps Regarding Exterior Housing Conditions

Dear Committee Members:

Thanks for your continuing work on reviewing our city codes to improve livability by addressing the significant health, safety and livability gaps which exist in the current codes governing housing conditions in Corvallis. These code gaps and related policies do not give the city the ability to adequately address neither the unsafe and unhealthy conditions that exist in some rental units in our city nor unacceptable conditions that can exist in some non rental housing as well. As the owner of my personal residence, as the manager of several rental properties for the last 25 years, and as an active neighborhood advocate my comments are as follows:

The gaps identified by staff with regard to weather and water proofing, exterior sanitation, solid waste removal, building and accessory structure maintenance, lighting and graffiti should all be addressed with code provisions for all rental property.

With regard to non-rental properties, I strongly support the development of code provisions that allow staff to address buildings of any kind that have been abandoned or boarded up or which are clearly going to deteriorate in the future to the point of being a dangerous building. Allowing such structures to exist (staff have shown you many examples of such buildings in Corvallis) significantly lessens the property values of other homes or buildings in the area and is an unacceptable condition in any neighborhood in our community. This includes roofs that have deteriorated to the point where they are clearly no long functioning to keep water out of the interior or which have had tarps added to them.

I am also supportive of addressing code gaps for non-rental properties with regard to exterior sanitation, solid waste removal and graffiti removal. However, I am not particularly interested in the City becoming involved in code enforcement for non-rental properties regarding windows, doors, exterior walls, basements, decks/railings/stairs or exterior lighting, UNLESS those conditions are part of addressing structures or houses in the conditions identified in the paragraph above.

The resolution of the existing gaps in our code identified by Development Director Ken Gibb in his recent memoranda to you need to be addressed as soon as possible. They are very serious community concerns, and have existed for many years.

Your staff has identified these gaps as problems they have encountered in trying to address concerns that have come to them from renters, homeowners and neighborhood residents - gaps which they currently have little if any ability to address. I urge you to move ahead to work with your staff to implement specific code improvements to address the identified existing serious health, safety and livability gaps in our city code.

Sincerely,

Kent Daniels