CORVALLIS
CITY COUNCIL AGENDA

January 20, 2015
6:30 pm

Downtown Fire Station
400 NW Harrison Boulevard

[Note: The order of business may be revised at the Mayor's discretion. Due to time constraints, items on the agenda not considered will be continued to the next regularly scheduled Council meeting.]

COUNCIL ACTION

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PROCLAMATION / PRESENTATION / RECOGNITION

A. Labor 101

B. Climate Action Plan Group

V. VISITORS' PROPOSITIONS – This is an opportunity for visitors to address the City Council on subjects not related to a public hearing before the Council. Each speaker is limited to three minutes unless otherwise granted by the Mayor. Visitors' Propositions will continue following any scheduled public hearings, if necessary.

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

A. Reading of Minutes
1. City Council Meeting – January 5, 2015
2. City Council Orientation – January 8, 2015
3. City Council Special Meeting – January 10, 2015
4. City Council Work Session – January 13, 2015
5. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
   a. Downtown Commission – November 12, 2014
   b. Economic Development Advisory Board – December 15, 2014

c. Housing and Community Development Advisory Board – December 17, 2014
d. Parks, Natural Areas, and Recreation Advisory Board – December 18, 2014

B. Announcement of vacancies on the King Legacy Advisory Board and Community Relations Advisory Group

C. Approval of an application for a Limited On-Premises Sales liquor license for Brandie Stucky, owner of Paint and Wine Corvallis, located at 310 SW Second Street (New Outlet)

D. Schedule an Executive Session at 5:30 pm on February 2, 2015 under ORS 192.660(2)(d)(h)(status of labor negotiations) (status of pending litigation or litigation likely to be filed)

E. Cancel two public hearings for January 20, 2015 to consider appeals of Historic Resources Commission decisions

F. Schedule two public hearings for February 2, 2015 to consider appeals of Historic Resources Commission decisions

G. Acknowledgement of receipt of Transit Operations Fee rate change

VII. ITEMS REMOVED FROM CONSENT AGENDA

VIII. UNFINISHED BUSINESS

A. OSU/City Collaboration Project Intergovernmental Agreement [direction]

B. OSU District Plan Timeline/Process [direction]

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

A. Human Services Committee – January 6, 2015

1. Meeting date, time discussion [information]

B. Urban Services Committee – January 6, 2015

1. Meeting date, time discussion [information]
2. Municipal Code Review: Section 3.01.080, "Service Connections and Meters" *ACTION: An ordinance amending Corvallis Municipal Code Chapter 3.01, "Water Regulations" as amended,* **to be read by the City Attorney; no motion by Council** [direction]

C. Administrative Services Committee – January 7, 2015

1. Visit Corvallis First Quarter Report [direction]
2. Downtown Corvallis Association Economic Improvement District First Quarter Report [direction]
3. First Quarter Operating Report [direction]
4. Meeting date, time discussion [information]

D. Other Related Matters

1. A resolution to accept and appropriate an Oregon Watershed Enhancement Board Grant for Chip Ross Natural Area **to be read by the City Attorney with a motion by Council** [direction]

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

B. Council Reports

C. Staff Reports [information]

1. City Manager's Report – December 2014
2. Council Goals Update
3. Healthy Streets, Healthy Streams final report

XI. NEW BUSINESS

XII. PUBLIC HEARINGS – None

XIII. ADJOURNMENT

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

A Community That Honors Diversity

Public Employee Labor 101

Mary Beth Altmann Hughes,
Human Resources Director

January 2015

Why is this Important?

- About 55% of the FY 14-15 operating budget is attributable to Personal Services. For property tax supported funds, the percentage is 68%.
- Many of the larger components of Personnel Service expenditures have risen at a rate faster than the general cost of living, especially health care, retirement benefits, and PERS/OPSRP.
- Collective bargaining with represented employees is largely governed by the Oregon State law known as Public Employee Collective Bargaining Act (PECBA).

City Application of PECBA

- City employees are represented by one of four collective bargaining units.
  - AFSCME is the largest unit (221), followed by IAFF (49), CPOA (45), and CRCCA (15).
- Exempt employees (supervisory) and casual/temporary are unrepresented.
  - Exempt (75), Casual/Temporary (289 Dec. 2014; 423 Jul. 2014)
- Three of the four units are strike prohibited and subject to binding arbitration: Corvallis Police Officers Association (CPOA), Corvallis Regional Communications Center Association (CRCCA), and International Association of Fire Fighters (IAFF). IAFF and CRCCA will next negotiate in 2015.

Oregon Public Employee Collective Bargaining Act (PECBA)

- PECBA governs who is entitled to representation, topics to be bargained, timeframes for bargaining, and impasse procedures.
- There are two types of employees under the Act, those with the right to strike and those who, due to the nature of their jobs (public safety), are prohibited from striking. These employees have a system of binding arbitration. Rules and procedures differ based on the type of employee.

Bargaining Process

Strike Permitted Unit Bargaining Process

Direct Bargaining (minimum 150 days)
↓
Mediation (minimum 15 days)
↓
Impasse
↓
Final Offer and Costing
(within 7 days of impasse)
↓
30 day Cooling Off Period
↓
↓↓
Employer may Implement
Union may Strike

Final Offer (after 10 day notice)

Strike Prohibited Unit Bargaining Process

Direct Bargaining (minimum 150 days)
↓
Mediation (minimum 15 days)
↓
Impasse
↓
Final Offer, Costing & Petition
To Initiate Arbitration
(within 7 days of impasse)
↓
30 days Cooling Off Period
↓
Last Best Offer Filed With Arbitrator
(14 days before hearing)
↓
Arbitration Hearing
(scheduled after Cooling Off Period)
↓
Arbitration Decision
(30 days from close of hearing)

Oregon Public Employee Collective Bargaining Act (PECBA)

- Mandatory bargaining topics include wages, benefits, and other conditions of employment.
- The most important factor an arbitrator (strike prohibited) must use when deciding between the last best offers is the interest and welfare of the public. Other criteria include:
  - the agency's reasonable financial ability to pay,
  - the ability to attract and retain qualified personnel, and
  - the overall compensation presently received in comparison to similar employees in comparable communities.

Council Policy on Compensation

- Council policy recognizes 3 types of equity:
  - Market Value or External Equity – An external valuation based on analysis of roughly equivalent positions from comparator cities, within a reasonable recruitment area, as defined by State law.
  - Relative Compensatory Value – Comparison between classifications within the organization based on a system of point values assigned on the basis of five factors: level of responsibility, knowledge, physical requirements, work environment, and interpersonal relations.
  - Inadequate Compensation Differential/Compression – Comparison between classifications within the organization to ensure appropriate compensation differential between classifications within a particular job family.
  - All three measures of equity are considered in determining fair total compensation under the policy.

Total Compensation

- Defined in Council Policy as "all rewards and recognition including base wages, other salary and incentive compensation, benefits and perquisites; and specifically all direct or indirect wages and benefits for a specific position which have a material value."

- Generally includes: base wages, incentive and other types of special pay; shift differential; PERS retirement contributions; any employer-paid deferred compensation or retirement health savings account contributions; accrual amounts, caps, and cash outs for vacation, holiday, and sick leave; health, disability, and life insurance; wellness and attendance incentives; and uniform or clothing allowances

Administrative Policy on Classification and Compensation

- Human Resources staff reviews detailed information on a position's requirements.
  - Positions are compared internally using a system that awards points based on level of responsibility, knowledge, physical requirements, work environment, and interpersonal skills.
  - External comparators, compression between classes, and retention of qualified employees are some of the other considerations analyzed in the review.
- Human Resources staff recommends the placement of the position on the salary schedule. That recommendation is sent to the Human Resources Director and to the Department Director for approval.

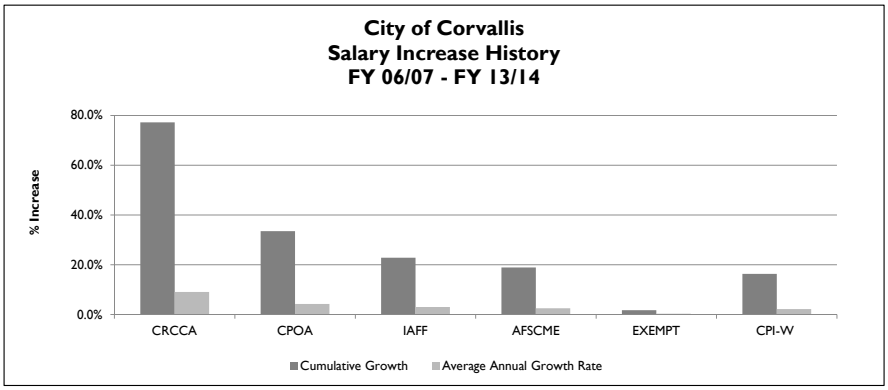
Administrative Policy on Classification and Compensation

- For represented employees, salary ranges and job groups are sent to the respective Union and the Union has so many days to respond based on contract language if there is a disagreement on the range selected. For non-represented employees, the City Manager approves salary ranges and job groups.
- Comparator communities will vary, but a common methodology is to include those with populations within 50% of Corvallis.
  - Above: Bend, Medford, Springfield
  - Below: Albany, Grants Pass, Keizer, Lake Oswego, McMinnville, Oregon City, Tigard

Classification and Compensation Police, Fire and 911

- Compensation for these units is bargained through negotiations.
- Comparator communities will vary, but a common methodology is to include those with populations within 50% of Corvallis.
  - Above: Bend, Medford, Springfield
  - Below: Albany, Grants Pass, Keizer, Lake Oswego, McMinnville, Oregon City, Tigard
- Compensation largely driven by comparator agencies.
- City and Unions are not always in agreement on comparator agencies.

Salary Increase History 2006-2014



Issues: Health Care

- In 2014, the City administered nine different medical insurance plan options, with different premium structures for each bargaining and unrepresented units.
  - AFSCME – PPO, CDHP, HMO
  - CPOA – Teamsters Trust
  - CRCCA – PPO (specific to CRCCA)
  - IAFF – PPO, CDHP
  - Exempt – PPO, CDHP
- For 2015, the City is administering five different medical insurance plan options.
  - AFSCME – HDHP
  - CPOA – Teamsters Trust
  - CRCCA – PPO (specific to CRCCA)
  - IAFF – PPO, CDHP
  - Exempt – HDHP
- The City will try to negotiate to replace the IAFF and CRCCA plans with the HDHP, with the goal of maintaining two medical insurance plan options in the future (Teamsters Trust for CPOA and HDHP for all other units).

PERS Retirement

- The City participates in the Oregon Public Employee Retirement System (OPERS) for all employees.
- Employee contributions are set by the State at 6% of pay; as of July 1, 2015, the City will "pick-up" this contribution for all employees.
- Employer contributions are set by the OPERS Board and apply to each State biennium.
- The basic retirement system is called PERS (Tier 1 and Tier 2).
- In 2003 the State closed the PERS system and created a new retirement system for all new hires called the Oregon Public Employment Retirement System (OPSRP).
- Corvallis continues to have members in the T1/T2 system as well as OPSRP.
- City of Corvallis staff continue to be active in PERS reform efforts at the State level.
- Past City Councils have taken positions of support for legislative changes designed to decrease the cost of the system.

PERS Retirement

- OPERS further divides employees into two classifications:
  - Police and Fire – are people in sworn positions. This unit has a lower retirement age/years of service requirement.
  - General Service – for all non-P&F members.
- Each retirement group has a separate rate to address the differences in retirement ages, years of service and formula.
- For the fiscal year beginning July 1, 2015, rates will be as follows:

	General Service	Police & Fire
PERS T1/2	11.43%	15.26%
OPSRP	5.54%	9.65%

- These rates include 1.79% of payroll for all employees to pay the City's share of the OPERS system's unfunded liability.
- The City receives a 7.35% of payroll reduction in employer rates as a result of the City's pension obligation bonds.

Retiree Benefits

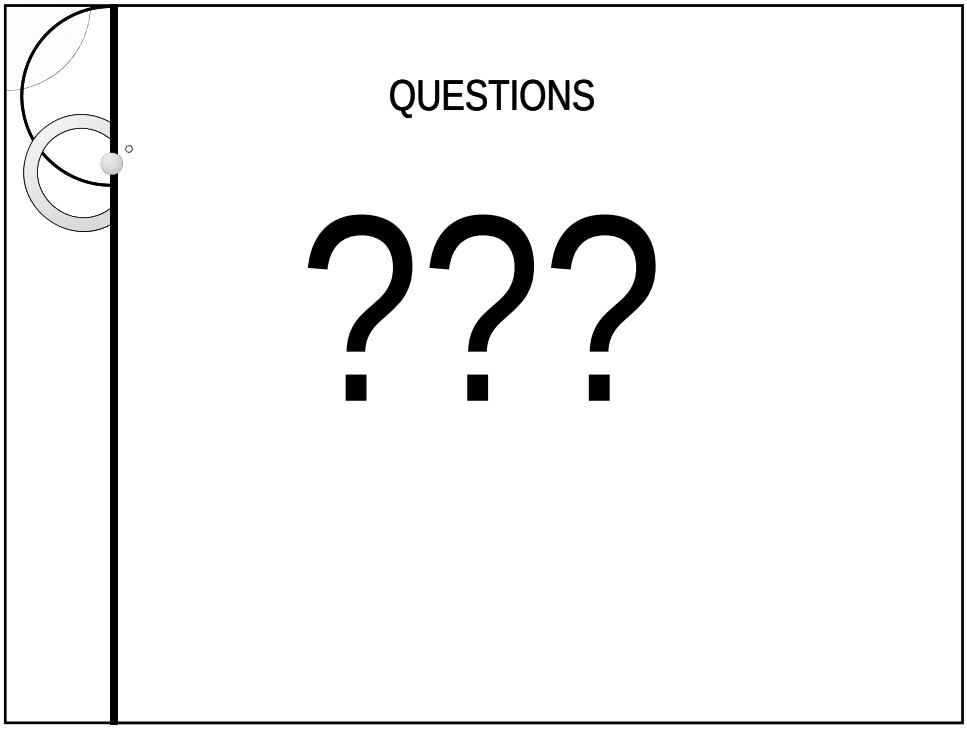
- PECBA requires the City to allow retirees to purchase the same health insurance as active employees until the retiree reaches Medicare eligibility. For financial reporting purposes, this creates an implicit subsidy of retirees.
- Corvallis had labor agreements that committed the City to pay for single coverage for all employees hired before July 1, 1992. This is an explicit subsidy of retirees.
- For the fiscal year ending June 30, 2014, the City's costs for the implicit and explicit subsidies totaled $3,461,113. Cash contributions totaled $1,645,654, creating an unfunded liability for the year of $1,815,459.
- The actuarial accrued liability for these benefits totaled $35.3 million on a payroll just over $30 million.
- Past Council decisions have deferred creating a trust fund designed to fund all or a portion of this liability until the General Fund Balance Reserve is fully funded.
- Staff expects to discuss this cost during the next year as the target Fund Balance Reserve is expected to be achieved early in FY 16-17.

2015 Labor Negotiations Process and City Council

- Executive Sessions
  - Allowed under state law, usual executive session rules apply.
  - Initial and periodic policy guidance, and briefing by management, on major issues.
  - Regular rules regarding executive session apply.
- Ground Rules
  - Generally includes rules for joint and individual communications from each side – management communications with bargaining unit members and unit communications with the City Council.

2015 Labor Negotiations Process and City Council Cont.

- Communications/Displays
  - Regardless of ground rules, if negotiations progress to the end of the state timeline, employees may stage events to provide visual support for their team (such as off duty time rallies in front of City Hall), or testimony in Visitors Propositions.
  - Councilor responses should be polite and respectful with substantive comments reserved for management staff in executive session.


QUESTIONS
???

CLIMATE ACTION PLAN

for

Corvallis, Oregon

Prepared by the

Corvallis Climate Action Plan Task Force

January 2015

Corvallis Climate Action Plan

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Introduction

Nearly 15 years ago, Corvallis agreed to work collaboratively with other cities and agencies to address climate change by signing on to the Cities for Climate Protection campaign (2000). The City pledged to take a leadership role in increasing energy efficiency and reducing greenhouse gas emissions from municipal operations and to develop and implement a local climate action plan outlining steps for the community to reduce greenhouse gas (GHG) emissions. Corvallis made similar commitments when it subsequently signed the U.S. Mayors Climate Protection Agreement (2005) and became a member of ICLEI—Local Governments for Sustainability (2008) (see Figure 1). The City has taken many actions to increase energy efficiency and completed municipal and community greenhouse gas inventories, but it has yet to develop a climate action plan.

Why a Climate Action Plan?

On November 2, 2014, the U.N. *Intergovernmental Panel on Climate Change (IPCC)* released the "synthesis" report of its fifth full scientific climate assessment since 1990. More than 100 governments signed off line by line on this review of more than 30,000 studies on climate science, impacts, and solutions. In the report, the world's top scientists and governments issued their bluntest plea yet to the world: Slash carbon pollution now or risk "severe, pervasive and irreversible impacts for people and ecosystems."[1] The risks include substantial species extinction, global and regional food insecurity, and consequential constraints on common human activities, such as growing food and working outdoors. Scientists have "high confidence" that these devastating impacts will occur—"even with adaptation"—if we keep doing little or nothing.

The IPCC report and others make clear that climate change is already leaving its mark and that future generations cannot plausibly undo the damage already done: carbon dioxide and other *greenhouse gases* currently in the atmosphere and produced today will remain and continue to affect the climate for decades. The IPCC echoes the warnings of the National Climate Assessment (NCA) report released in May by the U.S. Global Change Research Program. The Assessment outlines the effects climate change is having in the United States and the dire consequences that can be expected if no action is taken to mitigate global warming:

> *Climate change, once considered an issue for a distant future, has moved firmly into the present. Corn producers in Iowa, oyster growers in Washington State, and maple syrup producers in Vermont are all observing climate-related changes that are outside of recent experience. So, too, are coastal planners in Florida, water managers in the arid Southwest, city dwellers from Phoenix to New York, and Native Peoples on tribal lands from Louisiana to Alaska.*[2]

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[1] "Climate Change 2014 Synthesis Report," *IPCC Fifth Assessment Synthesis Report*, November 2014: http://www.ipcc.ch/pdf/assessment-report/ar5/syr/SYR_AR5_SPM.pdf.

[2] *National Climate Assessment*, U.S. Global Change Research Program, May 2014: http://nca2014.globalchange.gov/report/regions/northwest.

The Corvallis area will see a number of important changes:

- Average annual temperatures will increase by 8 to 12º F by around 2080.
- Reduced snowpack and changing snowmelt will result in lower stream flows in summer. This will reduce the availability of irrigation water even as higher temperatures increase the demand for water for agricultural uses.
- More intense storms (rain and snow) will increase flood risk and *stormwater* management challenges.
- Increased river flooding and winter flows, decreased summer flows, and higher stream temperatures will threaten many species, particularly salmon, steelhead, and trout.
- Field crops, fruit trees, and livestock will face an increased probability of heat stress.
- The combined impacts of increasing wildfire, insect outbreaks, and tree diseases will increase forest mortality and transform forest landscapes.
- Humans will suffer higher rates of heat-related illness, exhaustion, asthma, and respiratory diseases. [3,4]

  (See Appendix A for more detail on how climate change will affect the Pacific Northwest.)

In addition to these physical impacts, climate change is expected to have significant financial impacts, particularly if it accelerates and if we don't prepare for the impacts. Multiple studies illustrate why it is necessary to act on climate change as soon as possible:

- *An Overview of Potential Economic Costs to Oregon of a Business-As-Usual Approach to Climate Change* says, "If spread evenly, Oregon's households, on average, could incur annual costs of $1,930 per year by 2020. Of this amount, $830 relate to expenditures on energy, $460 relate to health-related costs, and $370 to the adverse effects of climate change on salmon populations. These costs are not negligible. The 2020 average of $1,930 represents more than 4 percent of the current median household income in Oregon." [5]
- The White House Council of Economic Advisors estimates that the US will suffer $150 billion in economic damages each year if we fail to prevent global temperatures from increasing two degrees Celsius above pre-industrial levels. [6]
- The Risky Business Project determined that a "business as usual" approach to climate change will cost the nation up to $507 billion in property damages by 2100. [7]

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[3] *Preparing for Climate Change in the Upper Willamette River Basin of Western Oregon: Co-Beneficial Planning for Communities and Ecosystems*, US Department of Agriculture, Climate Leadership Initiative, and National Center for Conservation Science and Policy, March 2009: http://uonews.uoregon.edu/sites/uonews2.wc-sites.uoregon.edu/files/uploads/UpperWillamette_REPORT.pdf

[4] *National Climate Assessment,* 2014.

[5] *An Overview of Potential Economic Costs to Oregon of a Business-As-Usual Approach to Climate Change*, Climate Leadership Initiative, University of Oregon, February 2009: http://uonews.uoregon.edu/sites/uonews2.wc-sites.uoregon.edu/files/uploads/OR-Fnl_Rpt.pdf.

[6] *The Cost of Delaying Action To Stem Climate Change*, White House Council of Economic Advisors, July 2014: http://www.whitehouse.gov/sites/default/files/docs/the_cost_of_delaying_action_to_stem_climate_change.pdf.

[7] *Risky Business: The Economic Risks of Climate Change in the United States*, Risky Business Project, June 2014: http://riskybusiness.org/uploads/files/RiskyBusiness_PrintedReport_FINAL_WEB_OPTIMIZED.pdf.

The Opportunity for Climate Prosperity

As alarming as the IPCC synthesis report is, it is also hopeful. The world's top scientists and governments make clear—as they have in a number of previous reports—that the cost of action is relatively trivial: "Mitigation scenarios that are *likely* to limit warming to below 2°C" entail "an annualized reduction of consumption growth by 0.04 to 0.14 (median: 0.06) percentage points over the century relative to annualized consumption growth in the baseline that is between 1.6 percent and 3 percent per year (*high confidence*)." In other words, the cost of even the most aggressive action—the kind needed to stave off irreversible disaster—is so low that it would not noticeably change the growth curve of the world economy this century. The authors say with high confidence that reducing annual consumption growth as little as, for example, 2.4 percent per year down to 2.34 percent per year, would be effective in limiting warming.

Other reports suggest that taking action now will result in significant savings. "Washington Western Climate Initiative Economic Impact Analysis"[8] and "Pathways to a Low-Carbon Economy,"[9] suggest that reducing energy use and preparing for climate change will quickly save citizens, businesses, and governments millions of dollars by reducing energy costs and creating sorely needed jobs.

Recognizing the risks and opportunities that climate change poses, cities all over the country are committing to address climate change at the local level. By implementing innovative programs to reduce the GHG emissions, or "carbon footprint" of government operations and the community, they also are saving money and improving the economic, environmental and social sustainability of their communities.

A Vision for Today, 2020, and Beyond

In 1997, our community articulated its desired future in the *Corvallis 2020 Vision Statement*.[10] Although it was adopted the same year as the Kyoto Protocol, the Vision Statement does not specifically address climate change; at that time, most Americans simply did not believe that global warming was going to affect them in their lifetimes.[11] However, the seven focus areas of the Vision Statement provide many openings for emissions reduction (see Appendix B for details). Anticipated updates of the *Corvallis 2020 Vision Statement*, the Comprehensive Plan, and the Transportation System Plan—along with development of a climate action plan—offer opportunities for our community to respond to the challenge of climate change with a new vision of integrated action, led by local government in partnership with business and civil society.

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[8] *Washington Western Climate Initiative Economic Impact Analysis*, ECONorthwest, February 2010: http://www.ecy.wa.gov/climatechange/docs/20100707_wci_econanalysis.pdf.

[9] *Pathways to a Low-Carbon Economy: Version 2 of the Global Greenhouse Gas Abatement Cost Curve*, McKinsey and Company, 2009: download from http://www.mckinsey.com/client_service/sustainability/latest_thinking/greenhouse_gas_abatement_cost_curves.

[10] *Corvallis 2020 Vision Statement*: http://www.corvallisoregon.gov/modules/showdocument.aspx?documentid=14

[11] "Americans' Global Warming Concerns Continue to Drop," *Gallup Politics*, March 11, 2010, www.gallup.com/poll/126560/americans-global-warming-concerns-continue-drop.aspx.

This Climate Action Plan is an attempt to create a framework that offers direction and focus on the most serious threat facing the world today and to set priorities and a course for progress for our community. Drawing on similar plans developed by other cities, the state of Oregon and other states, it pinpoints issues critically important not only to reducing greenhouse gas emissions, but to maintaining our quality of life in the face of a changing climate that threatens food and water sources, power supplies, public safety and health, forests and local economies. Identifying strategies and actions that can feasibly and effectively reduce our community's greenhouse gas emissions would achieve numerous benefits that not only would move Corvallis toward realizing its 2020 vision but also would build a more secure and resilient community for future generations.

Corvallis Climate Action Policy

Cities for Climate Protection Campaign (CCP). Initiated in 1993 by the United Nations Environment Program and the International Council for Local Environmental Initiatives (ICLEI), the Campaign was the first international initiative that aimed to facilitate emissions reduction of local governments through a five milestone process of measurement, commitment, planning, implementing and monitoring. The City of Corvallis passed its resolution joining the CCP in April 2000. As of 2009, the CCP Campaign had grown to more than 1000 local governments worldwide.

U.S. Mayors Climate Protection Agreement. Established by Seattle Mayor Greg Nickels in 2005, the Agreement challenges participating cities to meet or beat the Kyoto Protocol targets and to urge the state and federal government and U.S. Congress to enact policies and programs to reduce greenhouse gas emissions. Corvallis Mayor Helen Berg signed the Agreement in 2005, and Mayor Charles Tomlinson reaffirmed the City's participation 2007. As of October 2009, 1,000 mayors representing more than 86 million residents had signed the agreement.

City of Corvallis *Greenhouse Gas Inventory for Municipal Government Operations*. [12] In 2008, the City contracted with Merit System Services for an inventory of emissions from government operations. In early 2010, City staff completed the final report for presentation to the City Council and assumed responsibility for future inventories. The City planned to update the inventory every two years, but thus far no updates have been completed.

***Community Energy Strategy: A 2020 Framework*.** In 2009, the City Council created the Energy Strategy Ad Hoc Committee (ESAHC), which completed the *Community Energy Strategy* "in a context of increasing urgency and a strong sense that we need to begin acting now to increase our energy security and reduce our contribution to global climate change."[13] The 10-year plan focuses on energy conservation and efficiency, renewable and/or low carbon energy sources, and local clean-energy business. The ESAHC also compiled existing energy and sustainability policies and conducted a gap assessment of current policies and where the City could be in terms of achieving community energy goals. In January 2010, the City Council approved the Strategy and adopted the compilation of existing policies as a reference guide to the Corvallis City Council Policy Manual.

***Corvallis Community Greenhouse Gas Emissions Inventory Report*.** [14] In 2014, with support from a grant provided by the Environmental Protection Agency's Climate Showcase Communities Program, City staff and community partners completed an inventory of the community's greenhouse gas (GHG) emissions. The inventory accounts for emissions related to buildings, energy use, and transportation, and attempts to measure the energy and associated emissions used to make, transport, store, distribute and dispose of the consumer goods and services we use.

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[12] *Greenhouse Gas Inventory for Municipal Government Operations*, City of Corvallis, October 2010 http://archive.corvallisoregon.gov/0/doc/285255/Electronic.aspx.
[13] "Draft Energy Strategy," Memorandum from Energy Strategy Ad Hoc Committee to Mayor and City Council, 17 December 2009: http://archive.corvallisoregon.gov/0/doc/260963/Electronic.aspx.
[14] *City of Corvallis 2012 Community Greenhouse Gas Inventory Report*, City of Corvallis, May 2010: http://archive.corvallisoregon.gov/0/doc/420074/Electronic.aspx.

TIMELINE AND GOALS

1989
Oregon legislature establishes carbon-reduction goal

1992
Rio Earth Summit (United Nations framework convention on climate change)

1997
Corvallis adopts 2020 Vision Statement

Kyoto Protocol

2000
Corvallis commits to Cities for Climate Protection Campaign

2005
Oregon strategy for Greenhouse Gas Reductions completed

Corvallis passes resolution urging residents and businesses to purchase renewable power

Corvallis signs US Mayors Climate Protection Agreement, striving to meet or beat Kyoto targets

2006
Corvallis becomes first West Coast city named EPA "Green Power Community"

2008
Corvallis Sustainability Coalition and Energy Trust of Oregon launch Corvallis Energy Challenge, Oregon's first community energy project

Corvallis joins ICLEI—Local Governments for Sustainability, an organization committed to advancing climate protection

2008 – 2012
Kyoto Protocol compliance period (United States target: 7% below 1990 levels)

2009
City Council Energy Strategy Committee develops *Community Energy Strategy: A 2020 Framework*

2010
Corvallis wins EPA's first Green Power Community of the Year award

City completes greenhouse gas inventory for municipal government operations

City wins EPA Climate Showcase Communities grant

2014
City completes first community greenhouse gas inventory

Corvallis Climate Action Plan started

2020
City goal: Reduce overall community fossil fuel use 30% below 2012 levels

State of Oregon Goal: Reduce greenhouse gas emissions 10% below 1990 levels

2030
City goal: Reduce overall community fossil fuel use 55% below 2012 levels

2050
City goal: Reduce overall community fossil fuel use 85% below 2012 levels

State of Oregon Goal: Reduce greenhouse gas emissions 75% below 1990 levels

The Corvallis Climate Action Plan

Plan Development

In early 2013, when the Corvallis City Council solicited input from the community on goals for its two-year term, the Corvallis Sustainability Coalition Steering Committee submitted the following:

> *Adopt a City Council goal to assess the status of the City's greenhouse gas reduction efforts, set significant greenhouse gas reduction goals, and identify action items that will help move the City toward those goals.*

The Council did not adopt a climate action goal, but the Coalition Steering Committee decided to proceed with work on a climate action plan via a task force because it did not want to wait another two years to see progress. Meanwhile, other efforts to address climate change were emerging or coalescing in Corvallis, such as the founding of 350Corvalls and a chapter of the Citizens Climate Lobby, and initiatives by the Sierra Club, the League of Women Voters, and the environmental and stewardship committees of a number of faith groups.

Representatives of these groups came together in May 2013 to form the Corvallis Climate Action Plan Task Force. In June 2014, when City staff presented the results of the community greenhouse gas inventory to the City Council, the Task Force requested that the City follow up on the inventory with the next steps in ICLEI's five-milestone process, namely by adopting an emissions reduction target and developing a local climate action plan. The Council referred the request to the Urban Services Committee, and the Task Force worked with the Committee over the summer to develop a Scope of Work for proceeding with a community-led process of developing a climate action plan.

Task Force Members

Membership in the Climate Action Plan Task Force has changed since the initial meetings, and the current Task Force is grateful and indebted to all who have participated (see Acknowledgements) for their expertise and input on planning processes, topic areas, development of the plan and the plan document, public outreach, and general support. The current Task Force members who researched and drafted sections of this plan are:

Team Member	**Partner Agency/Group**
Julie Arrington	Marys Peak Group—Sierra Club
Zachariah Baker	Member at Large
Dan Blaustein-Rejto	Member at Large
Glencora Borradaile	Member at Large
Claudia Keith	League of Women Voters
Linda Lovett	Corvallis Sustainability Coalition
Annette Mills	League of Women Voters
Kris Paul	350 Corvallis
Marge Stevens	First United Methodist Church Natural Step Ministry

Drafting Process

Research. The process of drafting the CAP began with research into other municipal and state climate and energy action plans so that we might build on the best practices and research of other successful efforts. The Task Force also researched existing local policies and plans in order to build on and incorporate previous efforts, such as the City's greenhouse gas inventories, and align with existing efforts, such as Benton County's Climate Change Adaptation Plan.

The lead author on each topic area compiled information from some key sources:

- ***Community Sustainability Action Plan***. This long-range, visionary document was developed in 2008 by the Corvallis Sustainability Coalition to meet the Corvallis City Council's goal "to develop a community-wide sustainability initiative." The plan was the result of a landmark community process that revolved around three town hall meetings and involved hundreds of Corvallis residents and thousands of volunteer hours. The 2008 Action Plan was revised in 2012-13 and again received public review and feedback through a series of "Community Conversations." The revised document, titled *Community Sustainability: A Framework for Action,* was published in 2013.
- ***Climate action plans from other cities.*** Of the many municipal climate action plans that Task Force members reviewed, those from the cities of Portland and Eugene were particularly useful. For example, the objectives and actions in the topic areas of this plan draw upon the strategy lists that Eugene compiled using information from regional experts and municipal- and state-level climate and energy plans from across the nation. Corvallis Task Force members saved a great deal of time by not having to duplicate this effort.
- ***Oregon Global Warming Commission "Roadmap to 2020."*** This document offers recommendations for how Oregon can meet its 2020 greenhouse gas reduction goal (10% below 1990 levels), get a head start toward its 2050 goal (at least 75% below 1990 levels), and build a prosperous, clean-energy-based 21st century state economy. Six technical subcommittees drawn from business, academia, non-governmental organizations, local government and state agency staff did the initial work of describing scenarios, sifting through possible recommendations and evaluating them. In October 2010, the Commission unanimously adopted the Interim "Roadmap to 2020" Report.

Review. The lead authors of the topic areas in this plan invited community members with broad knowledge of the topic and the ability to bring a variety of perspectives to review their sections. The topic specialists reviewed proposed actions in greater detail, provided input on priorities, clarified ideas, identified opportunities and challenges, and helped to ground the process in Corvallis's unique economic, social, and environmental conditions. A complete list of Topic Specialists can be found in Appendix F.

The Task Force also developed an Advisory Panel composed of people with expertise in the process of developing a climate action plan and/or climate change mitigation and adaptation. As the Advisory Panel reviews the draft of the plan, it is providing technical information, helping to prioritize strategies and actions, and advising on implementation. A list of Advisory Panel members is in Appendix G.

Outreach. The Task Force held two public forums—October 29 and November 12, 2014—to engage community members interested in climate and energy challenges as they relate to each of the six topic areas. About 60 community members, including Task Force members, topic specialists, and City Councilors attended each forum. Participants reviewed the strategy list for each topic area, provided perspectives on which actions should be given the highest priority, identified missing actions or strategies, and offered suggestions on how to implement individual actions.

Equity Principles

The Task Force has attempted to draft this climate action plan such that it expresses the urgency for integrated action at the local level, led by local government in partnership with business and civil society. While the plan is directed primarily toward the Corvallis City Council and staff, climate action is an effort the entire community needs to support and act on, not something that only the local government adopts and implements.

Therefore, the Task Force attempted to view strategies and actions to address climate change through the lens of social equity. As noted in the Introduction and in the City Council's Community Sustainability Policy, sustainable communities are ones that "encourage and develop connections between environmental quality, economic vitality, and social equity" and that "equitably distribute the costs of improving sustainability."[15] Therefore, when considering action on climate change, it is important to consider the following equity principles: [16]

- **Healthy:** Mitigate environmental factors leading to health disparities, such as barriers to active lifestyles and transportation, pollution exposure, disparate access to green space and other natural resources.
- **Safe and Livable:** Promote investments in housing energy efficiency that will make them safer, more comfortable and affordable, and in community infrastructure that enhances pedestrian and bike safety, and other elements of livability.
- **Accessible:** Promote investments that improve neighborhood accessibility, by bringing services to underserved neighborhoods and supporting equitable expansions of public transit and active transportation infrastructure.
- **Prosperous:** Promote the creation of employment and small business opportunities with potential to lift up and empower households and communities, and maximize that potential

[15] *CP 2010-1.12 Community Sustainability Policy*, City of Corvallis, rev April 14, 2014.
[16] Memo Re: Equity Scan for the 2013 Portland/Multnomah County Climate Action Plan, August 8, 3013: http://www.portlandoregon.gov/bps/article/463573

through equitable hiring and contracting policies that target those opportunities toward historically underrepresented populations.

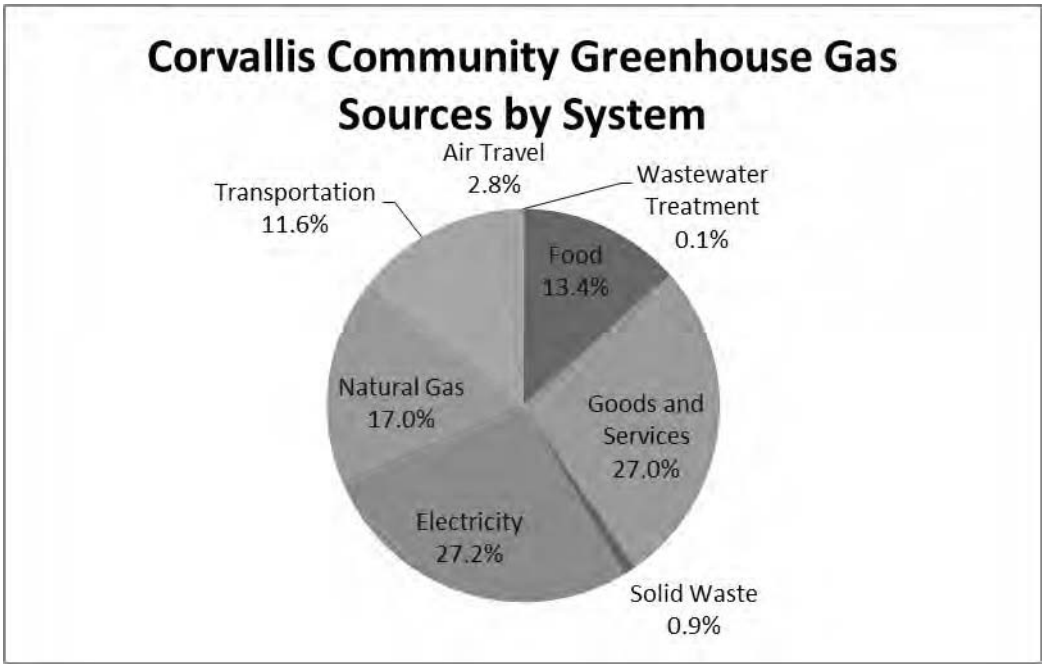
- **Inclusive:** Include communities of color and other historically underrepresented populations in every step of the climate action planning process, from the definition of goals to implementation. Undertake proactive, culturally appropriate strategies to reach out to these populations and involve and empower them through the CAP's actions and programs.

Plan Scope and Organization

Sources of Emissions

In Corvallis, most greenhouse gas emissions result from energy consumed in buildings and vehicles and from energy associated with making, transporting, storing, distributing and disposing of the goods and services we consume. The community emissions cited in this plan are from the *City of Corvallis 2012 Community Greenhouse Gas Inventory Report*, which was completed under the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions, a methodology developed by ICLEI–Local Governments for Sustainability and released in October, 2012.

Total emissions for the community in 2012 are estimated at 1,257,115 Metric Tons Carbon Dioxide Equivalent (MT CO_2e). Emissions sources included in the inventory cover the broad categories of stationary emissions, electricity, transportation, solid waste, and the emissions associated with household and government consumption of food, goods and services. The chart below summarizes the findings based on the five Basic Emissions Generating Activities plus Household and Government Consumption.



Geographic Scope

The boundary for which emissions were calculated in the community greenhouse gas inventory was Corvallis city limits. Therefore, this climate action plan also uses city limits as the boundary for most of the recommended objectives and actions.

However, the plan is intended to reach well beyond city limits; citizens, topic experts and partners from Corvallis, the surrounding community, and even beyond came together to develop this plan because climate change poses challenges and opportunities that will require partnerships and joint efforts far beyond the Corvallis city limits.

ICLEI's Five-Milestone Process

ICLEI—Local Governments for Sustainability's five-step methodology provides a simple, effective, standardized means for communities to reduce emissions from both government operations and the community as a whole. The steps can be worked on concurrently, but each should be considered separately when developing a local action plan.

- ***Milestone One:*** *Conduct a baseline emissions inventory and forecast.*
- ***Milestone Two:*** *Establish an emissions reduction target for the forecast year.*
- ***Milestone Three:*** *Develop a local climate action plan to implement actions that reduce GHG emissions.*
- ***Milestone Four:*** *Implement the climate action plan.*
- ***Milestone Five:*** *Measure, verify and report performance.*

Reduction Goals

With completion of the community greenhouse gas inventory, Corvallis achieved Milestone 1 in the widely endorsed climate action planning process outlined by ICLEI—Local Governments for Sustainability. The City can now use the inventory for what it is intended—establishing a reduction target (Milestone 2) that reflects the baseline year (2012). Because the CAP Task Force worked concurrently on researching a reduction target and developing this climate action plan (Milestone 3), members used as working assumptions two goals from the City of Eugene's *Climate and Energy Action Plan 2013 Progress Report:*

1. Reduce community-wide greenhouse gas emissions by 10 percent below 1990 levels by 2020 and at least 75 percent below 1990 levels by 2050.
2. Identify strategies that will help the community adapt to a changing climate.

Eugene's 2013 GHG emissions reduction goal matches Oregon's stated GHG reduction targets from House Bill 3543, which reflected scientific research available in 2007. However, the scientific community now recommends that industrialized countries reduce their absolute GHG emissions 85 percent by 2050 relative to a 2010 baseline.

Since the base year for the Corvallis community inventory is 2012, the target year for Corvallis is 2053 for an 85 percent reduction compared to a base year. With community GHG emissions of 1,257,115 MT $CO2_e$ in 2012, Corvallis needs a year-over-year average reduction of 4.52 percent to meet the 2053 target. Assuming the interim goals of 2020, 2030, and 2050, Corvallis might set the following targets:[17]

- **2020:** MT $CO2_e$ ~ 868,185, cumulative reduction of ~31% of base
- **2030:** MT $CO2_e$ ~ 546,587, cumulative reduction of ~56.5% of base
- **2050:** MT $CO2_e$ ~ 216,647, cumulative reduction of ~82.8% of base
- **2053:** MT $CO2_e$ ~ 188,567, cumulative reduction of ~85% of base

The CAP Task Force is continuing to test reduction target models and underlying assumptions, but the above targets show the magnitude of the reductions required. Once targets are established, the actions outlined in this plan can be assessed for the impact they may have in helping to meet the targets. This will put Corvallis on the road to implementing carbon emissions reduction activities (Milestone 4) and determining how to evaluate our progress (Milestone 5).

Objectives and Actions

The strategies are divided into six topic areas. The first four are the primary targets for greenhouse gas emissions and fossil fuel reductions, and the last two focus on actions necessary to adapt to climate change. Please note that the actions in each area are not organized by priority. The first action in each section is not necessarily the most important, nor is the last the least important. Terms in *italics* are defined in the glossary located in Appendix H.

- **Buildings and Energy** looks at energy used in residential, commercial, and industrial buildings in Corvallis. This section includes recommendations to reduce energy use in existing buildings and new construction, expand use of renewable energy, and prepare buildings for climate change.

- **Food and Agriculture** includes everything related to our food production, delivery, distribution, and waste disposal. This section includes recommendations to reduce consumption of meat and dairy foods, reduce greenhouse gas emissions associated with agriculture and food waste, protect regional farmland, increase home- and locally-grown foods, and prepare our food systems for an uncertain future.

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[17] These targets were derived using the Autodesk City Finance Approach to Climate-stabilizing Targets ("C-FACT") methodology. Autodesk's open-source methodology is science-driven, considers economic factors, and compatible with standard protocols for carbon accounting. For more information, see: http://static-dc.autodesk.net/content/dam/autodesk/www/sustainability/docs/pdf/An_Openly_Available_Method_for_Setting_Science_Based_GHG_Targets_for_Cities-ADSK_White_Paper-approved_with_links.pdf

- **Land Use and Transportation** considers the use of land and the transportation of people and goods. This section includes recommendations to increase urban density and mixes of *land use* and a focus on improving systems for bike, pedestrian, and transit.
- **Consumption and Solid Waste** looks at the lifecycle of consumer goods from extraction of raw materials to manufacturing, packaging, distribution, product use and finally, disposal. This section includes recommendations to reduce greenhouse gas emissions associated with consumption of goods, improve recycling and composting, improve municipal purchasing practices, and adapt consumption strategies based on new findings.
- **Health and Social Services** addresses mental and physical health care and assistance programs for disadvantaged populations. This section contains recommendations to prepare health and social systems for a different future and reduce the impacts of climate-related disasters.
- **Urban Natural Resources** considers the soil, air, water, plants, and animals of our city. This section contains recommendations to manage land, trees, and water for multiple benefits, update resource management plans, improve access to natural resource data, and expand drinking water and stormwater management programs.

What Happens Next?

This climate action plan is a dynamic, living document. The Climate Action Plan Task Force understands—and desires—that it be scrutinized and revised because developing a first climate action plan is just a step in what will be a decades-long series of climate action planning exercises. As spelled out in the CAP Scope of Work for the Urban Services Committee, "The endgame is not the plan—it's the implementation of the plan."

The Corvallis CAP establishes general directions and offers specific actions over the next three to five years, but the scientific and general community's understanding of climate and energy challenges are evolving rapidly. Changes in community priorities, energy-saving technologies and opportunities, and state or federal rules for emissions will require the goals and objectives of this plan to be reviewed and updated on a regular basis.

However, this raises some very important questions, namely: Who or what organization is going to be the steward of the plan? Stewardship would include, but is not limited to:

- Conducting future GHG inventories—municipal and community—on a regular basis.
- Overseeing implementation of action items in the CAP.
- Monitoring and measuring progress.
- Keeping records on the metrics of the unfolding plan to track projects.
- Reporting on how well actions are meeting their intended emissions reduction goals.
- Identifying and seeking funding for actions, where necessary.

The CAP Task Force has undertaken this effort to develop a community climate action plan because it understands that City staff resources are limited. That said, local governments necessarily have the leading role in many areas, such as guiding local land use policies; shaping new development; strengthening building codes; investing in transportation systems and infrastructure; working with

utilities; and managing parks, urban forests, natural areas, and watersheds. In addition to eventual adoption of a CAP, we would expect the City of Corvallis to commit to:

- Integrating CAP strategies and actions into City operations and existing plans (e.g., Transportation Master Plan, Comprehensive Plan, Economic Development Plan) and the update of the 2020 Vision Statement.
- Evaluating and reporting on community carbon emissions, re-examining goals, and identifying new actions on a regular basis.
- Devoting staff resources as required to accomplish the above tasks. The costs need to be built into the budget, and the responsibility needs to be in employee job descriptions.

Funding

Many of the action items recommended in this plan align with work already underway across the City organization in solid waste management, stormwater management, urban forestry, and other existing City programs. Moreover, many are intended to be part of the work that the City will be doing when it updates the Comprehensive Plan and Transportation Master Plan and therefore are likely to require a redirection of City staff rather than additional budget.

The CAP Task Force plans to conduct further research to clarify some of the relative costs and benefits of actions in this plan. It will compile a table of the actions and associated targets that includes estimated financial impacts and estimated greenhouse gas reductions and include it in the final draft of the CAP that it presents to the City Council in January.

The CAP Task Force also is willing to research funding opportunities and has already identified some in the course of its work. Understanding that seeking and applying for grants can be very time-consuming, Task Force members are willing to work with City staff to take advantage of these opportunities. Some possibilities include:

- **STAR Communities.** Sustainability Tools for Assessing and Rating Communities is a Washington, DC-based 501(c)(3) nonprofit organization that works to evaluate, improve and certify sustainable communities. The STAR Communities Leadership Program provides extensive staff support and services to a cohort of communities as they work through the STAR Community Rating System measuring local sustainability. In the past two years, 58 cities and counties have participated in the Leadership Program. To date, 20 have achieved STAR certification and 15-18 more are expected to certify this winter. Applications for the Spring 2015 cohort are open now and are due January 16, 2015. The one-year program costs $7,500 and begins March 1, 2015. STAR Communities will make available a limited number of need-based program fee scholarships.

- **Climate Action Champions.** In October, the Obama Administration announced this competition to identify, showcase, and invest in up to 15 local and tribal governments across the country that demonstrate an ongoing commitment to cutting carbon pollution and preparing for the impacts of a changing climate. The competition is administered by the U.S. Department of Energy (DOE) and implemented in collaboration with a broad range of Federal agencies. "Champions" are eligible for technical assistance, mentorship, peer-to-peer learning, and climate tools and will be promoted as best practices to other

communities seeking to do similar work. [18] The competition has closed for this year, but it is likely to be renewed in 2015.

- **Partnership for Sustainable Communities.** Since 2009, this joint program of the U.S. Department of Housing and Urban Development, U.S. Department of Transportation, and the U.S. Environmental Protection Agency has been helping communities strengthen environmental protection, economic competitiveness, and climate *resilience*. By bringing together communities that have experience with long-range planning and providing grants and other assistance, the Partnership works to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution.
- **100 Resilient Cities.** Pioneered by the Rockefeller Foundation, 100RC is dedicated to helping cities around the world become more resilient to physical, social and economic challenges. 100RC supports the adoption and incorporation of a view of resilience that includes not just shocks – earthquakes, fires, floods, etc. – but also stresses, such as high unemployment; an overtaxed or inefficient public transportation system; endemic violence; or chronic food and water shortages. Cities in the 100RC network are provided with the resources necessary to develop a roadmap to resilience along four main pathways: 1) financial and logistical guidance for establishing a Chief Resilience Officer in city government; 2) expert support for development of a resilience strategy; 3) access to solutions, service providers, and partners from the private, public and NGO sectors who can help develop and implement the resilience strategy; and 4) membership in a global network of member cities who can learn from and help each other.

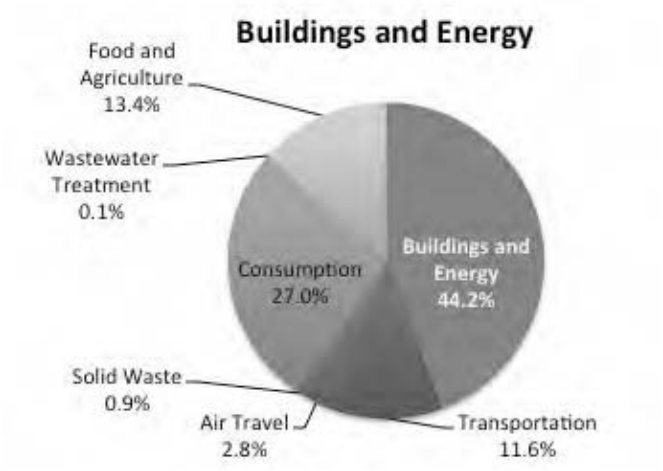
[18] "Obama Administration Announces Climate Action Champions Competition to Recognize Climate Leaders Across the United States," White House Office of the Press Secretary, October 01, 2014: http://www.whitehouse.gov/the-press-office/2014/10/01/obama-administration-announces-climate-action-champions-competition-reco

Buildings and Energy

"At about 44 percent, emissions associated with building energy account for the largest part of the Corvallis community's carbon footprint."

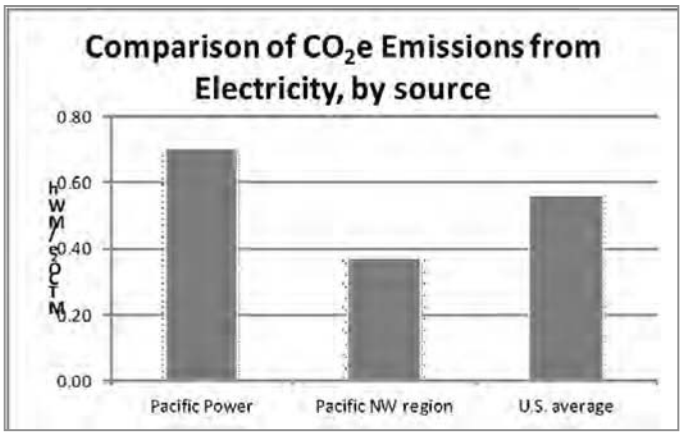
What is the Buildings and Energy Action Area?

This section focuses on all the energy used to provide heating, cooling, light, and power in residential, commercial and industrial buildings in Corvallis and on the resulting greenhouse gas (GHG) emissions. The emissions from this sector come from a wide variety of uses, such as operating commercial businesses (e.g., supermarkets), producing industrial products (e.g., operating equipment), to powering events (e.g., lighting at Reser Stadium), as well as the traditional heating/cooling/power needs of homes, apartments, office buildings, etc.

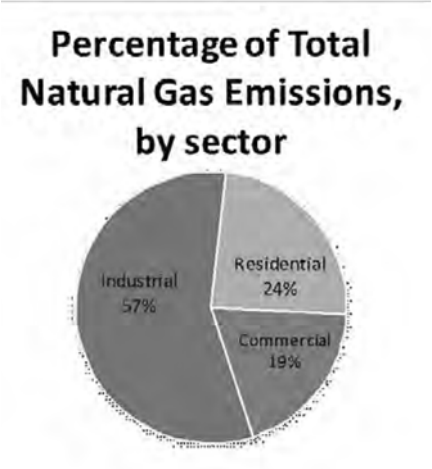


How Do Buildings and Energy Contribute to GHG Emissions?

Corvallis purchases electricity from Pacific Power, an investor-owned utility, and Consumers Power, Inc. a privately owned cooperative operated on a non-profit basis. Pacific Power, which provided over 91% of the electricity used in the community in 2012, generates 67% of its electricity from coal and 13% from natural gas.[19]. This heavy reliance on fossil fuels contributes to a higher percentage of emissions. Consumers Power purchases electricity from the Bonneville Power Administration, which markets electrical power generated from hydroelectric, nuclear, and renewable resources. The chart at right compares emissions from electricity by source. Both utilities provided usage data for the inventory year for the community, but did not break it down by residential, commercial, and industrial users.



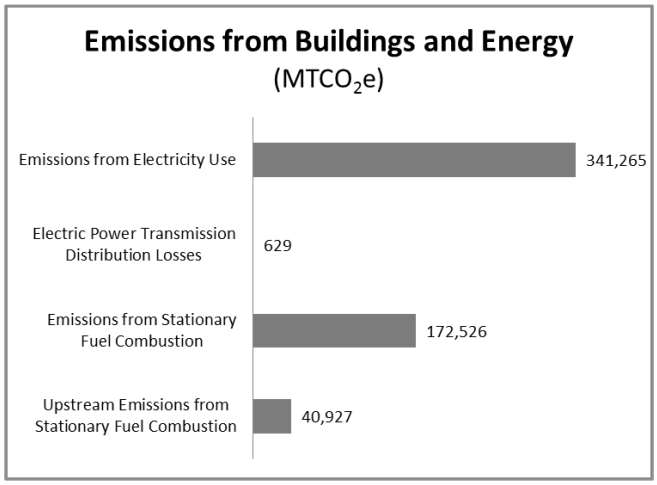
[19] Oregon Department of Energy's "Where does Oregon's Electricity come from?" website http://www.oregon.gov/energy/pages/oregons_electric_power_mix.aspx



Multiple types of fuels combust to produce heat for space heating, process heating, and cooking, but natural gas is by far the most widely used in Corvallis. Natural gas is cleaner than coal or oil combustion, but it still produces significant greenhouse gas emissions. Northwest Natural Gas, an investor-owned utility, is the sole supplier to the Corvallis community and provided usage data for the greenhouse gas inventory. Usage data for other fuel types, from *biomass* fuels such as wood to petroleum products such as distillate fuel oils, are difficult to determine and were not included in the inventory.

What Part of Corvallis's GHG Footprint Comes from Buildings and Energy?

At about 44 percent, emissions associated with building energy account for the largest part of the Corvallis community's carbon footprint, according to the greenhouse gas inventory. Emissions from electricity use and electric power transmission and distribution losses account for 27.2 percent. Emissions from the community's use of natural gas and the energy used to extract, process and deliver natural gas account for 17 percent.[20]



How Will Climate Change Affect Buildings and Energy?

More intense storms, reduced snowpack, lower summertime stream flow, and more extreme summertime heat events will have tangible impacts on buildings and energy resources. The community should prepare for unexpected emergencies that include interruptions in utilities, supplies, and food. A checklist for this topic would include:

- Ensuring that building codes allow and encourage practices such as: rainwater collection and storage, safe *greywater* reuse, composting toilets, and solar access for photovoltaics.
- Working with utility companies to develop local grid and storage capacity for electricity (especially that which is locally generated renewably produced) and natural gas.

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[20] The use of energy associated with the operation of the City's water delivery facilities, the use of potable water, and the generation of wastewater by the community are all included in the community greenhouse gas inventory under electricity use. Process emissions associated with generation of wastewater by the community and from operation of wastewater treatment facilities are considered separately. Wastewater treatment processes create emissions when microorganisms degrade the soluble organic material in wastewater under anaerobic conditions, creating methane, nitrous oxide, and carbon dioxide.

- Promoting structural safety codes for wildland fires.
- Developing and publicizing emergency shelter centers.

Objectives and Actions for Buildings and Energy

OBJECTIVE 1: Reduce energy consumption by 50% by 2030 through conservation and efficiency.

Actions to be completed by the end of 2016

- 1.1. Support the Corvallis Environmental Center and Georgetown University Energy Prize group and others in their continuing work to change behaviors in residents to minimize carbon footprints.

Actions to be completed by the end of 2020

- 1.2. Require all buildings to maximize conservation and efficiency of energy.
    - 1.2a) Rewrite building codes for new construction to require lowest carbon footprint construction and operation, for example using guidelines and standards from *Architecture 2030*, the *Energy Trust of Oregon*, or *LEED*.
    - 1.2b) Require all existing buildings, especially rental properties, be retrofitted to meet stringent energy conservation standards such as those mentioned in the Oregon Global Warming Commission's Roadmap to 2020.
    - 1.2c) Direct the building of smaller homes that use less energy to operate and fewer building materials to construct, both for new construction as well as density and infill of existing buildings.
- 1.3. Require energy performance ratings for all homes so that owners, tenants and prospective buyers are informed before making purchasing or rental decisions.
- 1.4 Require energy performance benchmarking and promote improved operation and maintenance practices for all commercial buildings and also (separately) for multi-family buildings.
- 1.5. Establish practices that reduce the use of potable water for non-potable purposes, such as landscaping, washing, and toilets; reduce volumes of *wastewater* and stormwater entering the treatment center; recharge ground water through rainwater collection, *rain gardens*, permeable pavers, etc.
- 1.6. Work with utility companies via franchise agreements to structure rates to incentivize reduced use, require equipment with maximize efficiency, and require conservation voltage reduction from Pacific Power.

OBJECTIVE 2: Transition to 100% renewably produced energy by 2030.

Actions to be completed by the end of 2016

- 2.1. Monitor and track the growth of alternative renewable energy in Corvallis – make it a community project with regular updates on progress.
- 2.2. Make the pursuit of renewable energy installations by residents, businesses, and municipal buildings a primary focus of the Economic Development office under the

principal of import substitution. Develop business linkages so that all imported energy can be renewably sourced. Begin immediately.

- 2.3. Assist and promote the development and installation of *community scale renewable energy* projects such as solar co-ops and community investment solar projects such as Seeds for the Sol.
- 2.4. Support efforts of regional, statewide and national groups like *350.org* and *Citizen's Climate Lobby* to pass legislation in support of reduced greenhouse gas emissions.

OBJECTIVE 3: Adapt to climate change disturbances (ongoing).

Actions to be completed by the end of 2016

- 3.1. Lobby for changes at the state level to amend existing building codes to allow and encourage practices such as: passive solar design, rainwater collection and storage, safe gray water reuse, solar clothes drying, composting toilets, and solar access for photovoltaics.
- 3.2. Through franchise agreements, work with utility companies to develop local *smart grid* technology and storage capacity for electricity (especially that which is locally generated renewably produced) and natural gas.
- 3.3. Develop and publicize emergency shelter centers.
- 3.4. Revise community development plans to more strongly favor walkable neighborhoods and infill density both in existing built environment and also in new development.

Land Use and Transportation

"Readjusting the Corvallis GHG inventory to take into account the embodied emissions of personal motor vehicles and commuter trips indicates that personal motor vehicles account for at least 28% of our City's GHG emissions."

What is the Land Use and Transportation Action Area?

This section considers how the community is spatially organized and how that organization affects transportation needs. The transportation systems in this section are those that move people and local freight: passenger vehicles, bicycles, mass transit systems, air transport and local freight distribution systems, and the roads and other infrastructure required for these systems.

Although a particular land use may directly impact consumption of fossil fuels and emission of GHGs, in most cases, the more important impacts of land uses are on the demand for transportation systems. Land use directly impacts transportation system needs, and transportation systems contribute significantly to fossil fuel consumption and GHG emissions. As the two are so connected, this plan will consider them together and outline action items for each that will affect the other.

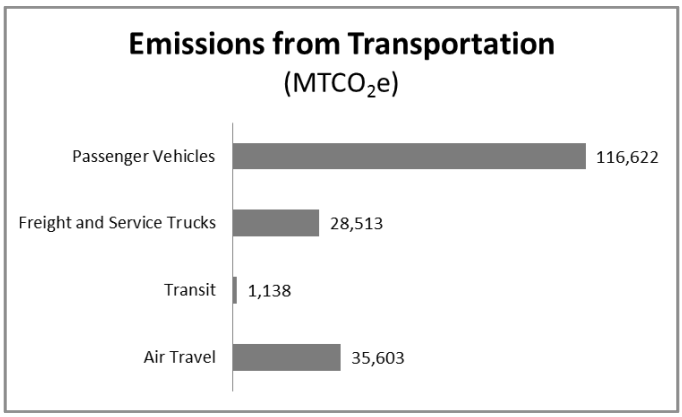
How Does Land Use and Transportation Contribute to GHG Emissions?

GHG emissions related to transportation fall into two main categories: transportation of people and transportation of goods. Here we focus on transportation of people because the transportation of goods falls more appropriately under Food and Agriculture and Consumption and Solid Waste. Hereon in, we will refer to the transportation of people simply as transportation. Further, we focus on those GHG emissions that are within the control of the City of Corvallis, namely those GHGs caused by transportation for residents of Corvallis, commuters to Corvallis, students in Corvallis and visitors to Corvallis.

Transportation produces GHGs through direct emissions (during the transportation itself) and indirect emissions (in the production of the vehicles used for transportation). Transportation decisions are also affected by land-use decisions. Lack of nearby services causes people to travel further to meet their needs. Resistance to medium- and high-density housing causes urban sprawl, increasing the distances that people need to travel for work, school and errands. The green belt around our city physically prevents this sprawl, but simply means that our growth is diverted to nearby "sleeper" communities (e.g., Albany and Lebanon).

What Part of Corvallis's GHG Footprint Comes from Transportation?

In short, at least one third of our GHG emissions are due to transportation. In the recent GHG inventory for Corvallis, we see that transportation is responsible for 11.6% of emissions and 64% of those emissions are from our personal motor vehicles (PMVs). However these numbers include neither *vehicle-miles traveled* outside the city limits nor the GHG emissions released during the manufacture of vehicles. Back of the envelope calculations show us that 11.6% is a significant underestimate of the transportation GHGs for which Corvallis residents, employers and policies are responsible.



More than 17,000 people commute from surrounding communities to work in Corvallis, while nearly 10,000 people live in Corvallis but work in other cities.[21] Almost all of these people commute by car. The reasons for these car commuters are largely under the control of Corvallis: housing is expensive and lacking in Corvallis as compared with nearby communities, and transportation between Corvallis and neighboring towns is infrequent. Adding these commuter miles to the Corvallis community's GHG tally nearly doubles the emissions estimated in the inventory (using very conservative estimates for distance traveled).

More than 20,000 students attend Oregon State University and most bring their cars. Another 8,000 cars come into Corvallis for OSU athletic events, often driving from Portland because there are few options for intercity public transportation and those that exist are expensive. While Albany has more than a dozen buses or trains to Portland, Salem and Eugene every day, Corvallis has only three—one can take up to 3 hours (Valley Retriever) and the other two (Greyhound) travel the length of the coast, frequently do not have seats available, and are rarely on time. Transit between Corvallis and Albany does not link up with the transit hub that Albany has become. Rough estimates of GHG emissions due to student and OSU game day travel could easily be as much as the commuting miles of the Corvallis workforce.

[21] "Planning how we'll get around," *Corvallis Gazette-Times*, January 7, 2014: http://www.gazettetimes.com/news/local/planning-how-we-ll-get-around/article_e6d72e56-771f-11e3-9dfd-001a4bcf887a.html.

The *embodied emissions* from the manufacturing of a car can be as much as the GHG emitted by the car's travel[22], which is why this plan does not advocate for mass expansion of electric vehicles as a solution to the transportation question. Moreover, the GHGs from the manufacture of an electric vehicle and its batteries are nearly double those of a conventional vehicle[23]. These GHGs are counted in the "food and goods" category of the Corvallis community inventory. Transferring this to transportation and adding the emissions from the manufacture of cars that commute to Corvallis would add about the same amount of GHG emissions as those from miles traveled within city limits.

Current State of Corvallis

Readjusting the Corvallis GHG Inventory to take into account the embodied emissions of personal motor vehicles and commuter trips indicates that personal motor vehicles account for at least 28% of our City's GHG emissions, nearly 2.5 times that of the inventory's estimate. This does not include the GHGs emitted by non-work trips between Corvallis and locations beyond.

Corvallis has a relatively high proportion of bicycle commuters (9%). However, in the League of American Bicyclists' recent re-certification of our Gold-level status (one level below the top, Platinum, which Portland, Boulder and Davis have earned), our city was warned that we have stagnated and risk losing our *Bicycle Friendly Community* status. Our ridership growth over the past 12 years has been 29%, as compared with 61% growth nationally and 85% among other Bicycle Friendly Communities. Corvallis has made little investment in bicycle infrastructure and still does not have protected bike lanes or bicycle boulevards, which are key to increasing ridership.

Corvallis also boasts high in-town transit ridership, with more than one million rides per year (compared to Albany's 400,000 per year), largely thanks to its fare-less system. Because of this high transit ridership, Corvallis is eligible for federal grants that will allow Corvallis to expand service. However, as already noted, intra-city transit to and from Corvallis is inadequate. Despite the high number of commuters to Corvallis from Albany, there are few direct trips per day; there are no direct buses to Lebanon, another common commuter origin.

How Will Climate Change Affect Land Use and Transportation?

Studies of potential climate change scenarios for the Willamette Valley indicate that the Corvallis community may experience more severe storm events and resultant flooding, as well as an increase in forest fires. This analysis suggests that transportation systems will be impacted, especially roads and railroads, and those along rivers and streams, or on unstable slopes, will be especially vulnerable. Increased storms and wildfire smoke may also affect air travel and transport of goods. To minimize the impacts to the transportation system, planning and design efforts must consider these scenarios.

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[22] CoolClimate Carbon Footprint Calculator: http://coolclimate.berkeley.edu/carboncalculator.
[23] "CMU/Ford study assesses optimal mix of conventional, hybrid, plug-in hybrid and electric vehicles for minimizing GHG and cost," Green Car Congress, 31 October 2012: http://www.greencarcongress.com/2012/10/traut-20121031.html.

In addition, the Willamette Valley could experience an influx of *climate refugees*—people moving away from areas that have become less livable due to sea level rise, severe storms, or prolonged drought. Land use and transportation planning processes must consider possible impacts on the community.

Objectives and Actions for Land Use and Transportation

As climate change progresses, tariffs will be placed on the causes, including fuel. This will increase the cost of travel in conventional and hybrid vehicles as well as the cost of purchasing those vehicles. However, our actions must not wait until this is the case, as low-income families and individuals will continue to bear a disproportionate cost of transportation and housing. Our actions center around three main objectives: increasing the use of active and public transportation, reducing the reliance and ownership of personal motor vehicles, and reducing the distances to destinations that residents need to reach.

The three objectives below are each quantifiable. We recommend a target date of 2030, but these metrics should be evaluated at least every three years to ensure progress is being made.

OBJECTIVE 4 Increase biking, walking, and transit use. By 2030, 80% of trips under 2 miles to be made without a car and 75% of commuters to Corvallis will do so by mass transit.

Actions to be completed by the end of 2016

- 4.1. Modify the transportation plan to prioritize the needs of bicyclists and pedestrians.
- 4.2. Add barriers between bike and vehicle lanes (e.g., painted buffers, parking lanes, or concrete).

Actions to be completed by the end of 2020

- 4.3. Establish motor vehicle-free streets downtown, with exceptions for transit, deliveries (possibly with time-of-day limitations), emergency vehicles, disability access.
- 4.4. Create a network of bicycle boulevards that allow for nearly stop-free bicycle trips between all destinations in town, have low motor-vehicle volumes and speeds. For example, by forcing turns for motor vehicles and upgrading crossings of arterial streets to 4-way stops or cyclist-activated hawk-crossings. Roll these out *immediately* using low-cost infrastructure including simple through-way barriers,[24] painting bicycle/pedestrian crosswalks and signage. Consider community-sponsored installments for exhibition purposes.

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[24] "Going Street bike boulevard gets crossing help with new median," BikePortland.org, November 17, 2011: http://bikeportland.org/2011/11/17/portlands-best-bike-boulevard-just-got-better-62240

- 4.5. Expand the Corvallis Transit System; increase the frequency of trips, expand routes, extend schedule into evenings and Sundays. Consider expanding on-demand "dial-a-ride," perhaps by first extending service to car-free households.

Actions to be completed by 2030

- 4.6. Develop separated multi-use paths between Corvallis and neighboring communities and areas such as Albany, Lebanon, Adair and the airport.

OBJECTIVE 5: Decrease ownership of personal motor vehicles. By 2030, 40% of households will be car-free and 40% of households will have only one car.

Actions to be completed by the end of 2016

- 5.1. Establish a city-wide car sharing infrastructure. Either use an existing car-sharing company (such as GetAround) or develop a city-owned infrastructure. Proceeds from the car share could fund other parts of this action plan.
- 5.2. Create true transit-connections to bus and train departures at the Albany transit center.

Actions to be completed by the end of 2020

- 5.3. Create direct connections to popular destinations with seasonal timetables to support transportation of students and visitors to Corvallis.

OBJECTIVE 6: Create walkable and bikeable neighborhoods. By 2030, 90% of households will be within 15 minutes' reach of basic, daily non-work needs by bike or foot.

Actions to be completed by the end of 2016

- 6.1. Change zoning standards to allow neighborhood cafes, food stands, and small-business retail.
- 6.2. Change zoning standards to allow for increased housing density in urban core and transit corridors.
- 6.3. Reduce the width of neighborhood streets to calm traffic, increase water absorption and increase green space. Change city street standards to encourage this.

Actions to be completed by the end of 2020

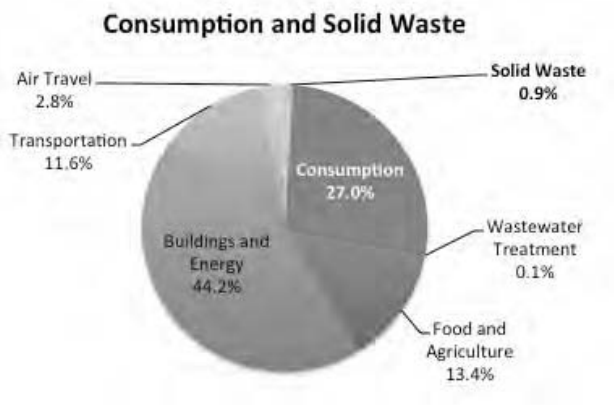
- 6.4. Develop high-quality medium and high-density owner-occupied and rental housing for all income brackets.

Consumption and Solid Waste

"Taken together, non-food consumption and solid waste are the largest source of emissions from the Corvallis community, just ahead of electricity use."

What is the Consumption and Solid Waste Action Area?

This section includes the entire *lifecycle* of the products we purchase and consume, whether local or imported. The lifecycle begins with the mining and extraction of the raw materials and includes other steps, such as manufacturing, packaging, transport and use. The lifecycle ends with disposal of each element of the product that remains.

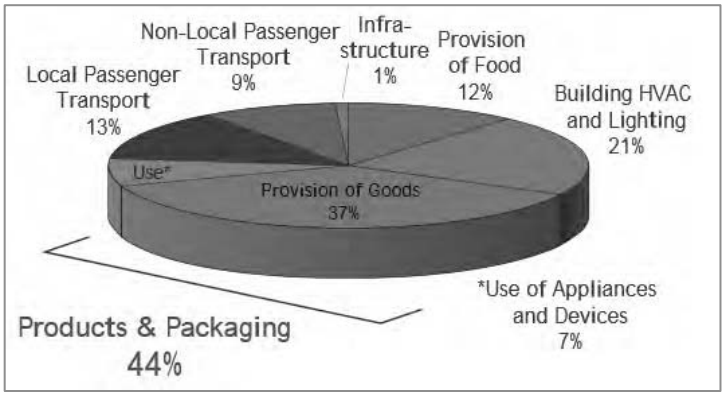


How Do Consumption and Solid Waste Contribute to GHG Emissions?

Consumption

Until recently, many greenhouse gas inventories focused on the direct emissions that come from the use of fossil fuels. Using this methodology, the inventories have shown most emissions to come from transportation and electricity, overlooking what the fossil fuels are ultimately used for, which is quite often materials extraction, manufacturing, packaging, and distribution of consumer goods.

However, according to an EPA report from 2009, *Opportunities to Reduce Greenhouse Gas Emissions through Materials and Land Management Practices*, non-food products account for some 37% of our greenhouse emissions[25]. The Products Policy Institute took this a step further and figured in imports in a 2009 report titled, *Products, Packaging and US Greenhouse Gas Emissions*. They found



Products Policy Institute, 2009

[25] *Opportunities to Reduce Greenhouse Gas Emissions through Materials and Land Management Practices,* U.S. Environmental Protection Agency Office of Solid Waste and Emergency Response, September 2009, http://www.epa.gov/oswer/docs/GHG_land_and_materials_management.pdf

that 44% of the US carbon footprint could be attributed to non-food products[26]. That is roughly equal to the categories of building HVAC (Heating, Ventilation, Air Conditioning) and personal transportation combined. If you also add in provision of food, and landfill emissions of discarded products and associated packaging, Consumption and Solid Waste become the largest source of our emissions.

Solid Waste

GHG inventories include the emissions from waste management activities. This includes emissions from the process of collection, transportation and processing of solid waste. The majority of emissions in waste management are from landfill emissions, which result from the release of methane during the decomposition process. Solid waste generated in Corvallis is deposited at the Coffin Butte Landfill.

In addition to calculating emissions from the waste itself, the method used to determine the Corvallis community's emissions includes the transport and process emissions that come from powering the equipment to manage the landfill. The emissions related to solid waste collection and transportation are accounted for in the Freight and Service Trucks emissions and are not itemized separately. Because of the lack of widely accepted and standardized data and guidance, the Protocol does not include methodologies to estimate emissions from composting.

What Part of Corvallis's GHG Footprint Comes from Consumption and Waste?

According to the community greenhouse gas inventory, about 1 percent of emissions are associated with solid waste, and 27 percent can be attributed to non-food goods and services. This aligns closely with the Metro Regional Government's estimate in 2010 that provision of goods (excluding food) accounts for 25 percent of GHG emissions in the region and solid waste accounts for 1.3 percent.[27] Taken together, non-food consumption and solid waste are the largest *source* of emissions from the Corvallis community, just ahead of electricity use.

[26] *Products, Packaging and US Greenhouse Gas Emissions,* Product Policy Institute, http://www.productpolicy.org/ppi/general/PPI_Climate_Change_and_Products_White_Paper_September_2009.pdf

[27] "Regional Greenhouse Gas Inventory: The Carbon Footprint of Residents and Businesses Inside the Portland Metropolitan Region," Metro Regional Government, April 2010.

Consumption

The Corvallis community greenhouse gas inventory uses the Government Supply Chain emissions estimate from the 2008 City of Corvallis Greenhouse Gas Inventory for Municipal Government Operations. To estimate household consumption for the community, City staff used the CoolClimate Carbon Footprint Calculator[28], but omitted some categories in the calculator to avoid double counting of emissions. For example, natural gas emissions are already included in the ICLEI Protocol in the category for Stationary Fuel Combustion.

The Corvallis GHG inventory includes food in its estimate of household consumption, whereas this Climate Action Plan breaks out Food and Agriculture as a separate topic area. Therefore, this Consumption and Solid Waste topic area does include food in its Household Consumption category. The table below shows the categories that were and were not included as Household Consumption emissions sources.

Included in Household Consumption	Not included in Household Consumption
Car manufacturing	Car fuel
Construction	Water
Goods	Natural gas
Services	Electricity
	Other fuels
	Food
Note: Air travel is included as a separate category rather than as a part of Household Consumption.	

Solid Waste

Emissions from community-generated solid waste sent to the landfill and process emissions associated with landfilling were estimated from the waste tonnage reported in Republic Services 2012 Annual Report.

How Will Climate Change Affect Consumption and Solid Waste?

To the extent that climate change impacts energy production and distribution and food and agriculture, it may increase economic hardships and food insecurity. We can prepare by establishing strong community connections that encourage sharing of resources, especially those that ensure that people receive adequate amounts of food.

[28] CoolClimate Network: http://coolclimate.berkeley.edu

Objectives and Actions for Consumption and Solid Waste

OBJECTIVE 7: By the end of 2020, the recycling rate for Corvallis will be 75 percent.

Recycling rate is defined as total pounds of waste recovered (recycled, composted or reused) divided by the total waste generated (recovered and landfilled). The baseline for this action is the 2007 rate of 45.2%. This objective reflects the goals of the Corvallis Sustainability Coalition Action Plan of 2013.

The goal will be achieved by increasing collection yard waste and compost through existing curbside collection programs and diverting landfill bound construction waste. Because the Corvallis Sustainability Coalition's Waste Prevention Team will be offering the community and business owners education on composting and recycling, this plan additionally proposes that policies be put in place to make composting and recycling mandatory.

Actions to be completed by the end of 2016

- 7.1. Research and implement ways to make recycling easier for people. Examples include providing pictures on bins so people know which bins to use and more recycling and compost bins available in public spaces.
- 7.2. Provide education and resources to construction companies about recycling and reuse opportunities for construction waste.
- 7.3. Provide education and waste audits for business owners to increase compost and recycling rates and provide financial incentives.
- 7.4. Research policies requiring composting and/or recycling as currently practiced in cities such as San Francisco and Seattle and implement a similar policy in Corvallis.

Actions to be completed by the end of 2020

- 7.5. Research mandatory composting and/or recycling programs of other cities; enact a policy with increased requirements and penalties.
- 7.6. Research construction and demolition debris ordinances in other cities; enact a similar policy requiring recycling and/or reuse of these materials to divert them from the landfill.

OBJECTIVE 8: Reduce total solid waste generated by 25 percent by the end of 2020.

Total solid waste generated refers to both the amount of materials sent to landfills and the amount of materials recovered (i.e., recycled, composted, converted to energy or otherwise put to a use other than the original intended purpose). It can be valuable to look at total waste, which serves as a reflection of consumption rates. As stated above, consumption is a very large part of our carbon footprints. This is a bit different, but not contradictory to the Corvallis Sustainability Coalition's action plan, which calls for a 50% per capita reduction in landfill-bound disposals only.

Actions to be completed by the end of 2016

- 8.1. Use outreach programs to emphasize reducing consumption first, followed by reuse, *upcycling*, repair and finally choosing sustainable goods built to last.
- 8.2. Restructure the City franchise agreement to provide incentives to encourage waste

reduction (e.g., increase rates for high-volume customers).

- 8.3. Establish an education program to demonstrate how our consumption habits contribute to our carbon footprints. Encourage people to rethink the ideas of growth and economy.
- 8.4. Establish better ways of measuring consumption in Corvallis and incorporate into future greenhouse gas inventories.
- 8.5. Provide information to local manufacturers on reducing carbon footprint of items produced.
- 8.6. Identify high-carbon product categories and develop and disseminate information that will aid consumers and retailers in making purchasing decisions.

Actions to be completed by the end of 2020

- 8.7. Support State efforts to develop a consumption-based GHG inventory methodology and to adopt standards, incentives, and/or mandates for *carbon footprinting* and labeling of products.
- 8.8. Support State efforts to advocate for a carbon *price signal* across the life cycle of products and materials (either by an emissions cap and/or a carbon tax), including imports (border adjustment mechanism/carbon tariff if necessary).

Carbon footprints can be shared with customers either indirectly (on request, akin to a material safety data sheet) or via a carbon label (akin to a nutrition label) printed on the product or its packaging. Carbon footprinting and/or labeling is believed to reduce GHG emissions in several ways. First, as the producer examines the greenhouse gas emissions associated with a product, it gains better understanding of the causes of these emissions and opportunities to reduce them. Second, knowing that customers (consumers, other businesses) may use the carbon footprint (or label) in product selection, producers are incented to reduce their emissions. Finally, customers may use the footprint or label to reduce the GHG emissions associated with their own purchases.[29]

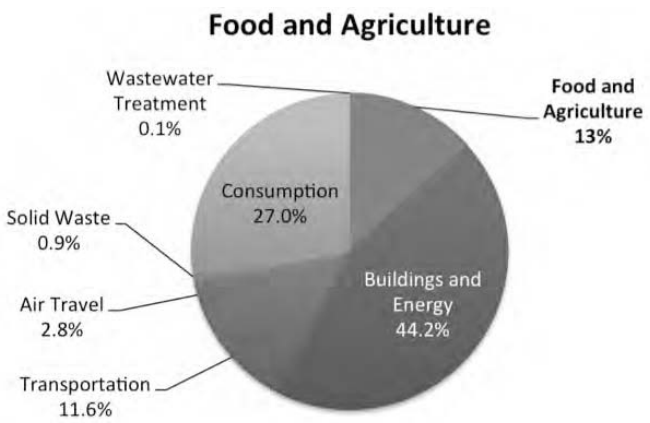
[29] "Materials Management Roadmap to 2020 Report to the Oregon Global Warming Commission," Materials Management Technical Committee of the Oregon Global Warming Commission, October 2010: http://www.keeporegoncool.org/sites/default/files/Materials%20Management%20Roadmap_092710.pdf.

Food and Agriculture

"Food production and processing is responsible for 83% of the average US household's footprint for food consumption."

What is the Food and Agriculture Action Area?

This section addresses the production, delivery, distribution, preparation, and disposal of food and beverages for residential, commercial and institutional use. Food and agriculture contributes to climate change and is also affected by climate change.



How Do Food and Agriculture Contribute to GHG Emissions?

Food and agriculture accounts for close to one-quarter of all GHG emissions globally, according to the IPCC's latest assessment report. The emissions in this sector come from such diverse sources as enteric rumination (*methane* emissions from livestock), farm management techniques (e.g., fertilizer application), processing and cooking, as well as transport of food products. A common misconception is that transportation of food (also called Food Miles) is responsible for the majority of food-related GHG emissions. Instead, food production and processing is responsible for 83% of the average US household's footprint for food consumption. GHG emissions from food production include those generated by energy use for farming equipment, manufacture of fertilizers, pesticides and other agricultural chemicals, production of animal feed, and methane generated by livestock animals and manure management. In fact, methane produced by livestock "enteric rumination" and farmers' management of manure account for about one-fifth of total food-related GHG emissions[30].

What Part of Corvallis's GHG Footprint Comes from Food and Agriculture?

The Corvallis community greenhouse gas inventory estimated emissions associated with the manufacturing and production of food consumed by Corvallis households. Using national average emissions per household data from the CoolClimate Carbon Footprint Calculator, the inventory found that household food consumption, production and disposal accounts for 13% of the community's GHG emissions. Emissions for food consumed by local government and businesses were not included in the estimate, nor were the emissions associated with landfilling or composting of food waste, so total food and agriculture emissions are likely higher.

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[30] "Food-Miles and the Relative Climate Impacts of Food Choices in the United States," *Environmental Science & Technology,* April 16, 2008: http://pubs.acs.org/doi/full/10.12021/es702969f.

How Will Climate Change Impact Food and Agriculture?

Climate change is expected to result in floods, drought, decreased snowpack, extreme heat, and wildfires, which will all impact food and agriculture. Some predicted effects in the Northwest include: a reduction in snowpack which will diminish water supplies for irrigation; damage to crops sensitive to higher day and nighttime temperatures; a longer growing season for some crops ; and different pest and disease pressures for crops and animals[31].

To the extent that climate change impacts energy production and distribution, food and agriculture might also be negatively impacted. Increasing costs for fuel, including diesel, gas and natural gas, would have a significant impact on the price of food. Transportation of freight via air and truck is expected to become more costly and to cause food prices to rise. Increased costs for fertilizer, animal feed, and processing will put upward pressure on food costs.

Objectives and Actions for Food and Agriculture

Various actions can be taken to reduce the GHG emissions related to food and agriculture, as well as adapt food systems for projected impacts of climate change. Priority mitigation and adaptation objectives for food and agriculture in the context of climate change include:

- Reduce consumption of carbon-intensive foods;
- Increase the percentage of food consumed in Corvallis that is grown, processed, or
- produced locally;
- Encourage the use of more sustainable production practices; and
- Minimize, reuse and recycle food waste

These strategies are further detailed in the Objectives and Actions that follow. These Objectives and Actions are not mutually exclusive and should be seen instead as very much working together. For example, a reduction in overall meat consumption is important (see Objective 1), but for meat that will continue to be consumed, it should be produced locally (see Objective 2) and as sustainably as possible (see Objective 3).

OBJECTIVE 9: Reduce consumption of carbon-intensive foods by 25 percent by 2020 and by 50 percent by 2030.

Growing evidence shows that the kind of food we eat makes a significant difference in the associated GHG emissions. The city and its residents must therefore reduce consumption of carbon-intensive foods, such as dairy products, red meat and highly processed foods. Shifting 13-15% of red meat and

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[31] *Preparing for Climate Change in the Upper Willamette River Basin of Western Oregon, Co-Beneficial Planning for Communities and Ecosystems*, The Resource Innovation Group, et al., March 2009: http://www.theresourceinnovationgroup.org/storage/willamette_report3.11final.pdf

dairy consumption to other foods would achieve the same GHG reduction as totally eliminating the transport of food (source).

Actions to be completed by the end of 2016

- 9.1. Establish quantitative metrics and a baseline for consumption of carbon-intensive foods.
- 9.2. Begin a community-wide campaign to encourage the public to choose less carbon-intensive foods as part of a climate-friendly lifestyle. Specifically encourage consumption of alternatives to red meat and dairy products, which are especially carbon-intensive.
- 9.3. Implement a "Buy climate-friendly" food purchasing policy for public institutions including city and county governments, schools, and hospitals.

Other Benefits
- Healthy people - Lower meat consumption has also been associated with better health outcomes for people.

OBJECTIVE 10: Increase the percentage of food consumed in Corvallis that is grown, processed, or produced locally (i.e., Benton, Lane, Lincoln, Linn, Marion, and Polk counties) to 40 percent by 2020, and to 75 percent by 2030.

Consuming food produced by local businesses or residents can reduce food-related emissions as well as improve resilience and community health. It is estimated that less than 10% of food consumed in Corvallis is grown, processed, or produced locally.

Actions to be completed by the end of 2016

- 10.1. Establish quantitative metrics and a baseline for consumption of locally sourced food.
- 10.2. Expand and promote community gardens on public and private lands including school campuses, City lands, and church properties.
- 10.3. Provide educational opportunities for residents, particularly school children, to learn local food growing, preparation and preservation skills.
- 10.4. Support the development of the South Corvallis Neighborhood Food Center.

Actions to be completed by the end of 2020

- 10.5. Model and promote edible landscaping. Plant non-*invasive* food-bearing trees and shrubs on public and private lands
- 10.6. Assess and amend City policies to ensure that they allow for, where appropriate, production of food within the city limits. Provide funding to Corvallis farmers' markets to increase shopping by low-income customers and to provide education on how to prepare local foods.
- 10.7. Support efforts to rebuild local food infrastructure such as flour mills and canneries.

Building Resilience
- Enhanced food security
- Stronger community connections
- Preserves agricultural land

Other Benefits
- Healthier people – physical activity from gardening; greater access to fresh fruits and vegetables
- Economic development

CURRENT HIGHLIGHT

Southern Willamette Valley Bean & Grain Project is rebuilding the local food system by stimulating the cultivation and local marketing of organically grown staple crops like beans and grains to provide a foundation for year-round food resources in the Willamette Valley.

OBJECTIVE 11: By 2030, all landowners in Corvallis and all farmers in the Willamette Valley will manage their lands using sustainable agricultural practices.

While most agriculture occurs outside Corvallis' urban areas, local governments and Corvallis residents can encourage the use of more sustainable agriculture practices through purchasing decisions, education, and advocacy.

Actions to be completed by the end of 2016

- 11.1. Encourage producers to transition to agricultural production methods that reduce GHGs by working with partners such as the Oregon Department of Agriculture, Oregon Tilth, Oregon State University Extension Service, and the Southern Willamette Valley Bean and Grain Project.
- 11.2. Incentivize projects that improve the diversity, drought resistance and emissions intensity of food crops grown in the upper Willamette Valley.
- 11.3. Encourage consumer purchases of products produced using more sustainable agricultural practices.
- 11.4. Require sustainable landscaping practices be used in City operations. Some of these practices include incorporating native and/or drought tolerant plants into landscaped areas and leaving grass clippings on lawns to return nutrients.
- 11.5. Partner with neighborhood associations to incorporate food production and maintenance into neighborhood parks and the Parks and Recreation Master Plan.

Actions to be completed by the end of 2020

- 11.6. Advocate for agricultural policies that promote or require more sustainable agricultural practices.
- 11.7. Provide new homeowners and property managers with resources about sustainable landscaping and permaculture practices.

Building Resilience

- Less reliance on fossil fuels for production

Other Benefits

- Improved water quality
- Improved wildlife habitat
- Reduced toxics exposure for consumers/farm workers/wildlife

OBJECTIVE 12: Reduce food waste by 50 percent by 2020, and to as close to zero as possible by 2030. Re-use/Recycle 50 percent of any food waste by 2020 and all food waste by 2030.

Roughly one third of the food produced in the world for human consumption is wasted (source). To reduce GHG emissions, it is necessary to work with all participants in the food system to minimize food waste. Any food waste that must occur should be re-used/recycled.

Actions to be completed by the end of 2016

- 12.1. Require or encourage all food businesses to compost.
- 12.2. Support efforts to recycle food waste for fuel/energy including cooking oil and locally produced biodiesel/*biofuels*.
- 12.3. Facilitate the sharing of best practices among restaurants, caterers and other commercial food preparation operations for minimizing and re-using/recycling food waste.
- 12.4. Support gleaning opportunities.

Actions to be completed by the end of 2020

- 12.5. Renegotiate the franchise agreement with Republic Services to make sure it maximizes residential reduction of food waste and maximizes composting participation.

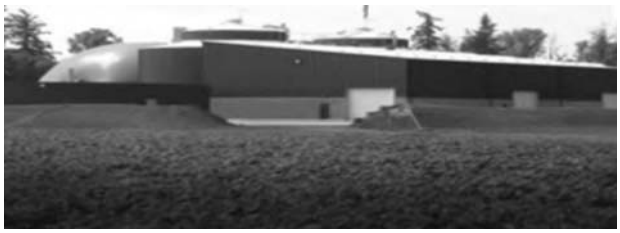
Building Resilience

- More efficient agricultural system – increasing food availability and conserving inputs, such as water.

Other Benefits

- Economic savings from maximizing use of food and food waste.

CURRENT HIGHLIGHT



A waste-digesting system or biogas plant for the community, such as the one that Stahlbush Island Farms operates, could provide methane from decomposing food waste for use as a locally generated fuel source.

Health and Social Services

"The various impacts of climate change have the potential to exacerbate social inequities and to intensify social service needs."

What is the Health and Social Services Action Area?

The Health and Social Services Action Area addresses the physical and mental health of people in our community, as well as assistance programs for disadvantaged populations. This section contains recommendations to prepare health and social systems for a different future and reduce the impacts of climate-related disasters.

How Are Health and Social Services Related to Climate Change?

Considering the enormity and the urgency of the problem, taking a "whole systems" approach to climate change is essential; the earth's ecosystem (air, water, soil, plants, animals, etc.) is best understood in the context of the interrelationships among these various components, rather than in isolation. Since human society is an integral part of the earth's ecosystem, addressing human health requires us to consider the health of the other parts of the system and the many ways in which humans affect and are impacted by the various parts of the system.

The environmental impacts of a changing climate will be matched by social challenges. The most recent IPCC report outlines the threats to Earth's life-support system, including "declines in regional food yields, freshwater shortage, damage to settlements from extreme weather events and loss of habitable, especially coastal, land. The list goes on: changes in infectious disease patterns and the mental health consequences of trauma, loss, displacement and resource conflict. In short, human-driven climate change poses a great threat, unprecedented in type and scale, to well-being, health and perhaps even to human survival."

With predictions of prolonged drought and increased temperatures in California and the Southwest, Oregon and the Willamette Valley in particular can expect a significant influx of "climate refugees." Increases in population and changing demographics will place added demand on food and water supplies precisely at a time when the Willamette Valley is expected to experience decreased rainfall, decreased snowmelt, and prolonged drought.

Low-income and vulnerable community members will face disproportionate impacts of climate change—rising energy and food prices and exposure to heat stroke in their homes, for example—while having fewer resources to respond to these changes. The various impacts of climate change have the potential to exacerbate social inequities and to intensify social service needs.

The IPCC points to three human impact categories in particular:

- nutrition deficits and impaired child development due to reduced food yields;
- injuries, hospitalizations and deaths due to intense heat waves, fires and other weather disasters; and
- shifts in the seasonal duration and spatial range of infectious diseases.

"There is also mounting evidence," the authors note, "of the adverse health consequences of workplace exposure to heat extremes, including reduced work capacity and productivity." At a minimum, the health and social service needs of the Corvallis community must be addressed at the county level. Ideally, a broader, more regional approach should be considered. One possible model is the City of Portland/Multnomah County "Climate Change and Public Health Preparation Plan."

How Will Climate Change Affect Health and Social Services?

The Benton County Health Department has developed a *Climate Change Health Adaptation Plan,*[32] which focuses on adaptation to the impacts of climate change that Benton County residents will experience. While the County plan acknowledges that reducing the drivers of climate change will require substantial reductions in GHG emissions on a global level, the plan also touches on mitigation opportunities at the local level.

The Benton County Climate Change Adaptation Plan describes how the different climate change impacts were chosen and how Benton County Health Department will gather data to help inform policy decisions that will lessen the future health impacts of climate change. The climate change impacts that were selected for the focus of the County's plan are:

- Drought and reduced summer water supply
- Extreme heat events
- Wildfire
- Extreme precipitation and flooding
- Ozone pollution
- Longer growing season

According to the County plan, the three areas that are expected to have the most negative health impacts on the community are extreme heat events, extreme precipitation and flooding, and wildfire.

The County plan outlines general actions that the following agencies and departments can take to help mitigate and address the impacts of climate change: Board of Commissioners, Community Development, Health Services, Public Works, and the Sheriff's Office.

Objectives and Actions for Health and Social Services

OBJECTIVE 13: By 2016, develop a City/County response to the human health and social service needs that result from climate change.

Since Benton County has taken the lead on addressing climate change, it is important for the Corvallis community to build on their efforts rather than to duplicate them. Collaboration among both elected officials and city/county staffs will be essential to creating an effective response to health and social service needs.

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[32] *Climate Change Health Adaptation Plan,* Benton County Health Department, July 26, 2013.

Actions to be completed by the end of 2016

- 13.1. Require all City departments to educate their employees about the County's *Climate Change Adaptation Plan* and to identify what role each department plays in addressing health and social service needs.
- 13.2. Create a process for City and County departments to work together on adaptation and mitigation strategies.
- 13.3. Develop a funding strategy to complement the funding needs outlined in the County plan.

OBJECTIVE 14: By 2020, engage all sectors of the community to work together to address human health and social service needs that result from climate change.

Adaptation to the impacts of climate change will require a shift in the way individuals and organizations operate, from working independently and in "silos" to adopting a more integrated, collaborative response. Just as individuals and organizations in short-term emergencies respond to assist those in crisis, community members and organizations will need to be prepared to cooperate across perceived boundaries to respond to climate-related events.

Actions to be completed by the end of 2016

- 14.1. Identify key organizations in the community (businesses, non-profits, educational institutions, faith communities, civic groups, and neighborhood associations) that can provide the broadest possible outreach to community members within its sector.
- 14.2. Create and distribute on an ongoing basis effective multi-media outreach tools related to preparedness for climate change.

Actions to be completed by the end of 2020

- 14.3. Use existing resources (e.g., Oregon Public Health Association) to develop at least one pilot project in each sector to demonstrate what will be needed to respond to climate-related emergences such as flooding, extreme heat, and wildfires. For example, a neighborhood association pilot project might demonstrate its readiness in case of food and water shortages, including a list of its most vulnerable members.

OBJECTIVE 15: By 2030, develop alternative systems that can be relied upon to meet basic needs such as water, food, energy, and transportation.

During climate-related emergencies, systems that meet people's most basic needs (water, food, shelter, etc.) may be disrupted or unavailable. Having alternative systems in place will be vital to the resilience of the community. The more people who are able to rely on alternative systems, the more able the community's health and social service networks will be to meet the needs of our most vulnerable populations.

Actions to be completed by the end of 2020

- 15.1. Support efforts to establish alternative water systems.
    - 15.1a) Encourage rainwater collection at residences, businesses, and institutions.
    - 15.1b) Begin to develop water purification systems on individual properties. For example, gravity-based micro-filter systems that can be installed on individual properties are designed to produce potable water without the need for external energy systems.
    - 15.1c) Begin to develop greywater systems for irrigation and other non-potable water needs.
    - 15.1d) Legalize and promote the installation of composting toilets.
- 15.2. Strengthen food sharing systems and facilities to handle increased demand.
    - 15.2a) Distribute the 2014 *Community Food Assessment of Benton County*, compiled by Ten Rivers Food Web, to educate community members about the current status of food security in the Corvallis area.
    - 15.2b) Increase support to existing food assistance programs.
    - 15.2c) Promote existing community programs that encourage the production, processing, storage, and distribution of homegrown food.
- 15.3. Support efforts that promote energy efficiency retrofits and installation of solar energy.
- 15.4. Increase access to transportation options.
    - 15.2a) Support land use planning policies that result in walkable, bikeable neighborhoods.
    - 15.2b) Expand the network of multimodal paths and public transit.

Urban Natural Resources

"Because natural resources are interdependent, many of the adaptation actions can achieve multiple goals.

What is the Urban Natural Resources Action Area?

In this plan, the term Urban Natural Resources covers the soil, air, water, plants, and animals in the suburban and urbanized areas of the community. These resources include stormwater, drinking water, and all the trees, shrubs, grasses and other plants that are scattered across the community on public and private lands.

How Are Urban Natural Resources Related to Climate Change?

Maintenance activities, which are necessary to protect and manage urban natural resources, produce some greenhouse gases; for example, when fossil fuels are used to power machinery and maintenance vehicles. However, the amount of GHG produced is a minute percentage of the total produced in the community. In fact, most inventories do not include natural resources as a source of greenhouse gas emissions, and many describe plants and soils as *carbon sinks*, a place where greenhouse gases, such as carbon dioxide, are taken out of the atmosphere by trees and other plants and stored in their leaves, stems and roots.

How Will Climate Change Affect Urban Natural Resources?

Probable outcomes of climate change on the community's urban natural resources:

- Lower summer stream flows.
- Increased stream temperatures.
- Warmer terrestrial temperatures.
- Increased summer drought and risk of wildfire.
- Increased number and scale of problems caused by invasive species.

The projected changes in temperatures, rainfall patterns, stream flow and wildfire incidence will likely result in shifts in hydrology and in habitat types. As the region gets hotter and drier in summer, native plants and animals that are well adapted to current conditions may become less competitive than other species. Some plants and animals will likely disappear altogether and others will relocate.

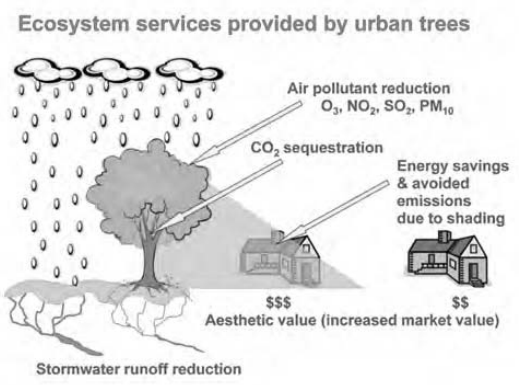
To increase the adaptability of Corvallis's natural resource systems, management approaches must consider the variety of natural resources—soil, trees, wildlife, and water—and manage them together across the urban landscape. Similarly, natural resource planning must be flexible, holistic, and considerate of the dynamic biological systems and potential impacts of climate change.

Objectives and Actions for Urban Natural Areas

Because natural resources are interdependent, many of the adaptation actions in this section—increased shading, decreased flooding, and improved wildlife habitat—can achieve multiple goals. For example, in areas where soils are protected from compaction, trees that provide shade grow healthier and are more resilient, and stormwater can better infiltrate the soil, which reduces flooding. When streamside flood zones are protected from development, buildings are less likely to flood, and stream banks can support shade trees that cool the stream and provide maximum wildlife habitat value.

Public lands within the Urban Growth Boundary (UGB) of Corvallis contain a diverse population of about 440,000 trees that include over 300 varieties and have an estimated tree cover of 31%. Urban trees provide a variety of "ecosystem services" or direct environmental benefits for people that can be quantified in both physical and economic terms. The annual benefits include:

- *energy savings and avoided air pollutant emissions due to shading of buildings*
- carbon sequestration *(storage)*
- *absorption of air pollutants*
- *reduction in stormwater runoff and required infrastructure*
- *increases in private real estate market values*



In 2009, the US Environmental Protection Agency estimated the annual benefit of Corvallis's urban forest to be $4,000,000, corresponding to an average of $9 per tree and $75 per capita. In terms of fixed asset values, the total carbon dioxide stored was valued at $1.45 million and the total replacement value of the trees was estimated at $450 million. Enumerating these benefits can raise citizen awareness of the value of public tree resources, as well as provide a basis for management to maximize benefits while controlling costs.[33]

OBJECTIVE 16: To cool buildings, pavement, and waterways, by 2030 expand Corvallis's urban forest canopy to cover at least 40 percent of publicly owned land and 100 percent of the total length of streams in the city that are tributaries to the Willamette and Marys Rivers.

Plant diverse species, including those native to the Willamette Valley, to increase the percentage of survivors under changing conditions. Locate plantings to maximize opportunities for co-benefits (e.g., cooling/shading homes, businesses, streams and riparian areas).

Mature trees can help reduce flooding, improve air quality, and cool streams and the urban heat island. *Tree shade reduces energy needed to heat and cool buildings and, in full summer sun, may*

[33] *Assessment of Ecosystem Services Provided by Urban Trees: Public Lands Within the Urban Growth Boundary of Corvallis, Oregon*, US Environmental Protection Agency, 2009.

reduce the temperature of hard surfaces as much as 35˚ F. The greatest benefits will come from shading roadways, buildings, and streams. Trees can take 10 to 20 years before they provide a significant amount of shade, but tree planting is an inexpensive investment in the future livability of our community that can be done by almost anyone.

This Objective does not include a percentage for shading of the Willamette and Marys Rivers at this time because, as part of the Total Maximum Daily Load (TMDL) *project, the City has contracted with the Marys River Watershed Council (MRWC) to evaluate opportunities for tree planting within the Marys River watershed. The MRWC will conduct a shade-potential assessment on areas that have the highest potential for shade gain in the watershed and that will meet the Oregon Department of Environmental Quality's requirements in order for the City to receive temperature offset credits.*

Actions to be completed by the end of 2016

- 16.1. Require use of native species in all public projects.
- 16.2. Seek additional financial and volunteer resources to support implementation of the City's *Urban Forestry Management Plan*.
    - 16.2a) Re-examine the Urban Forestry plan to ensure that it places appropriate emphasis on reducing susceptibility to the likely increase in wildfires.

Actions to be completed by the end of 2020

- 16.3. Update the City's inventory of urban tree species and urban forest canopy cover.
- 16.4. Expand public and private programs to encourage planting, preserving and maintaining of trees and shrubs and to control invasive species.

American Forests' web site offers information about urban tree planting programs, including educational activities for youth. Visit the site's information about CITYgreen is a software tool that helps people understand the value of trees to the local environment. Planners and natural resources professionals use the program to test landscape ordinances, evaluate site plans, and model development scenarios that capture the benefits of trees. http://www.americanforests.org/

OBJECTIVE 17: By 2030, recognize trees, shrubs, vegetation and natural landscapes as capital assets of the City's infrastructure. Assign the physical and economic value of services provided by natural ecosystems to guide and inform land use planning, development decisions, and management of the City's watershed.

Actions to be completed by the end of 2016

- 17.1. Ensure that the City's watershed forest is managed to increase carbon stores over time, consistent with ecosystem values.

Actions to be completed by the end of 2020

- 17.2. Support State of Oregon efforts to develop standardized tools and processes for accounting and approving ecosystem credits and payments.
- 17.3. Assess whether and how ecosystem market approaches can enable the City of Corvallis to more efficiently and effectively protect and restore ecosystems.

- 17.4. Seek appropriate code amendments and make policy-level land use and development decisions that fully consider the services that ecosystems provide at an ecologically appropriate scale.
- 17.5. Create incentives to encourage residents and businesses to protect and enhance ecologically significant lands.

In July 2009, Oregon Governor Ted Kulongoski signed Senate Bill 513, which directs state agencies to consider how ecosystem services markets can complement the existing natural resource management tools used by the state. The bill defines an ecosystem services market as "a system in which providers of ecosystem services can access financing to protect, restore and maintain ecological values, including the full spectrum of regulatory, quasi-regulatory and voluntary markets." The law maintains that ecosystem services markets can save money, lead to more efficient, innovative and effective restoration actions than purely regulatory approaches, and facilitate pooling of public and private resources for conservation and restoration.

OBJECTIVE 18: Increase the acreage of protected natural habitat within the Corvallis Urban Growth Boundary (UGB) by 25 percent by 2030.

Acquiring, restoring and protecting significant natural areas will promote functional watersheds and forest ecosystems, sequester carbon, reduce the urban heat island effect, improve air and water quality (e.g., stormwater management, flood abatement, stream shading), connect habitats and wildlife corridors, and contribute to regional health, biodiversity, and resiliency.

Actions to be completed by the end of 2016

- 18.1. Recruit community volunteers to increase the capacity of City staff and local land use organizations to seek and draft grants for natural resource acquisition and restoration projects.
- 18.2. Identify and establish a range of diverse, stable, long-term funding sources for the acquisition, restoration and preservation of prime natural areas. For example:
    - 18.2a) Traditional funding sources, such as federal, state, and private foundation grants, corporate sponsorships and donations, may be available in limited fashion.
    - 18.2b) Creative funding methods such as land swaps, purchase of conservation easements, or other green investment funding methods.
    - 18.2c) Local grants and business sponsorships could fund unique or specific projects.

Actions to be completed by the end of 2020

- 18.3. Update and maintain natural features inventories so that the most climate-sensitive or significant natural resources can be tracked: e.g., stormwater resources, riparian buffers, opportunities for food production, solar resources, soil classifications, publicly-owned land.

OBJECTIVE 19: By 2030, reduce water flow (quantity) through the Corvallis municipal water systems (i.e., water and wastewater treatment plants, stormwater piping system) by 20 percent as compared to 2008[34] annual levels.

Actions to be completed by the end of 2016

- 19.1. Evaluate residential and institutional usage patterns of the three municipal water systems and current water use reduction programs. Recommend new programs that include recognition and economic incentives for reduced usage.

Actions to be completed by the end of 2020

- 19.2. Install water-efficient technologies that reduce annual flow through municipal tapwater, wastewater, and stormwater pipes.
    - 19.2a) Promote and incentivize water-efficiency technologies to property owners and, during permitting, require such technologies on all water-related systems.
    - 19.2b) Promote state-sanctioned water-efficiency wastewater technologies that reduce municipal wastewater flow for all existing buildings and, for all relevant building permits, require technologies that result in reductions (e.g., composting toilets, greywater re-use, on-site biological wastewater treatment systems).
- 19.3. Develop alternative water sources, such as rainwater and greywater, to reduce current flow levels in the municipal piping systems.

OBJECTIVE 20: Manage stormwater to reduce flooding, recharge groundwater, and improve water quality (ongoing).

Climate change is expected to increase downpours, and cause more intense winter storm events. To reduce flooding, stormwater must be slowed and allowed to infiltrate the soil. This type of stormwater management includes the use of tools such as bioswales, pervious pavement*, and* rain gardens*.*

Actions to be completed by the end of 2016

- 20.1. Promote *Low Impact Development (LID)* techniques for all properties.
    - 20.1a) When issuing building permits, require use of LID techniques (e.g., minimizing pavement/building footprint, rain gardens, infiltration trenches, permeable pavers, rainwater harvesting systems, green roofs, vertical gardens, drought-tolerant/layered vegetation, and "permaculture" design techniques).
    - 20.1b) Identify incentives to encourage property owners to retrofit/redesign existing structures and landscapes.

Actions to be completed by the end of 2020

- 20.2. Reduce or eliminate piped stormwater from draining directly into streams.
    - 20.2a) Evaluate the number and impact of direct storm drain outfalls on local waterways.
    - 20.2b) Open and set back piped stormwater outfalls that drain directly into streams.
    - 20.2c) Construct velocity-reducing wetlands and/or buffers between selected piped stormwater outfalls and stream channels.

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[34] Baseline from the *Community Sustainability Action Plan* developed in 2008 by the Corvallis Sustainability Coalition.

Appendix A: Climate Change in the Northwest

Ongoing research on the regional implications of global climate change largely confirms observations, projections and analyses made over the last decade while providing more information about how climate impacts are likely to vary from place to place within the region.

Climate

Updated research, including improved *climate models*, has refined descriptions of climate change. During 1895-2011, the Northwest warmed 1.3°F while precipitation fluctuated with no consistent trend. Over the period from 1970-99 to 2041-70, new models project NW warming of 2.0°F to 8.5°F, with the lower end possible only if greenhouse gas emissions are significantly reduced (RCP4.5 scenario; Fig 1). Annual average precipitation is projected to change by –5% to +14% for 2041-70. For every season, some models project decreases and some project increases; most models project lower summer rainfall by as much as 34%.

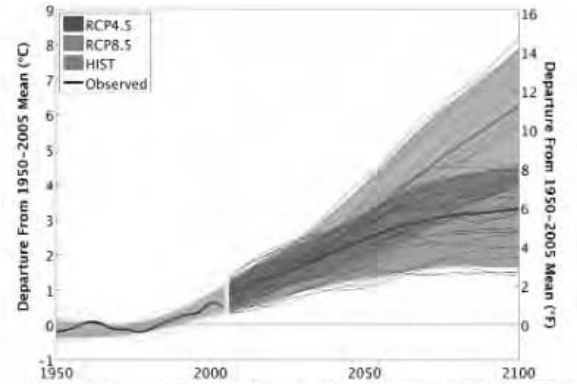

Fig. 1 Observed (1950-2011, black) and simulated (1950-2100) regional mean temperature for selected global models for the low-growth RCP4.5 and high-growth RCP8.5 scenarios.

Water

Changes in precipitation and air temperature have already affected hydrology and water resources in the Northwest. In most watersheds (except those with little snow), as snow accumulation diminishes, spring peak flows shift earlier, winter flow increases, and late-summer flow decreases. Dry years are becoming drier everywhere (Fig. 2). Some basins are likely to be buffered by groundwater.

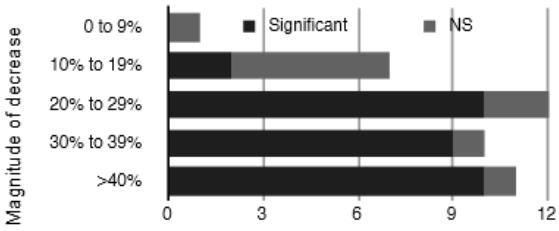

Fig. 2 Number of NW stream gauges with decreasing trends in 25th percentile annual flow that do (purple) and do not (blue) pass a significance test (α <0.10) over the 1948-2006 period. None have increased.

Irrigated agriculture is the largest consumptive water user in the Columbia River Basin and poses the greatest extractive demands on reservoir systems. Warmer, drier summers and longer growing seasons may increase those demands. Competing reservoir water demands could create summer water shortages and reduce the proportion of irrigable cropland and/or reduce the production and value of agricultural goods.

Hydropower production, which provides two thirds of the region's electricity, will also be affected by snowmelt-driven shifts in streamflow. By the 2040s, summer production is projected to decrease by about 15% and winter production to increase by about 4% compared with the period from 1917-2006. Further reductions in hydropower may also result from climate change adaptation; for example, flood control and instream flow augmentation for fish.

Changes in flood risk depend on the type of basin, with mixed rain-snow basins in Washington and Oregon already seeing

increases in flood risk. Floodplain development has increased *vulnerability* in many areas. Continued warming of rivers, lakes, and wetlands will affect the health of aquatic species and the extent of suitable habitat for many species, especially salmonids and other species already near their upper thermal tolerance.

Water-dependent recreational activities may be affected by dry conditions, reduced snowpack, lower summer flows, impaired water quality, and reduced reservoir storage. Difficulties for native fish including Pacific salmon could hamper sport fishing, while ski resorts near the freezing elevation will encounter less snow and more rain.

Coasts

Climate driven changes will likely be profound for Northwest coasts and associated ecosystems. Sea levels are projected to rise 4-56" by 2100 relative to 2000, with some local variations. Coastal marshes that cannot move upslope will shrink, affecting shorebirds and other species. Increased wave heights in recent decades have been a significant factor in the observed increased frequency of coastal flooding. About 2800 miles of roads in WA and OR are in the 100-year floodplain; some highways may face increased inundation with 2 feet of sea level rise.

In Northwest marine waters, elevated levels of absorbed CO2 combine with seasonal coastal upwelling and nutrient runoff to produce some of the world's most acidified conditions, hindering some marine organisms' ability to build shells; some sea grasses may benefit. Warm years already bring non-native southern species. Higher sea surface temperature may boost harmful algal blooms. Economic effects, both positive and negative, will stem from changes in productivity and distribution of commercially valuable marine species, such as shellfish.

Forests and other vegetation

About half the land area in the Northwest is forested. Climate directly affects tree growth in forests through temperature and moisture controls, and indirectly through its influence on disturbances—wildfires, insects, and diseases. The spatial distribution of suitable climate for many important NW tree species and vegetation types may change considerably by the end of the 21st century, and some vegetation types, such as subalpine forests, will become extremely limited. Affected habitats will in turn affect the species that depend on them, notably wolverines and pika at higher elevations, while some species like the northern flicker and hairy woodpecker may thrive with more frequent fires.

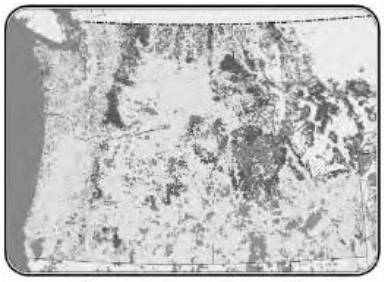

Fig. 3.

Large areas have been affected by disturbances in recent years (Fig. 3), and climate change is probably one major factor. One study estimated area burned will rise by roughly 900 sq mi by the 2040s, or a factor of 2.5 from the 1980-2006 average. Climate is a major driver of insect outbreaks that affect millions of forest acres. Insect life stage development and mortality rates are influenced by temperature, and drought can cause host trees to be more vulnerable to insects. Recent mountain pine beetle and other insect outbreaks were facilitated by higher temper-atures and drought stress, and the frequency of such

outbreaks is projected to increase, particularly in high-elevation forests.

Federal and state policies governing management and harvest may impact the economy as much as any effect attributable to climate change. Increased productivity in a milder climate with higher CO2 may be offset by insect and disease outbreaks (e.g. Swiss needle cast affecting the commercially important Douglas-fir), and wildfires.

Agriculture

The Northwest's diverse crops depend on adequate water supplies and specific temperature ranges, which are projected to change during the 21st century. Warmer winters and longer growing seasons could increase growth for some crops while adversely affecting other crops dependent on chilling periods. Warmer, drier summers could result in yield reductions due to heat and drought stress. More rainfall in the winter could mean wetter soils in the spring, which could benefit some crops while hampering planting of others. These climate changes could also result in changes in pressures from pests, weeds, diseases, and invasive species.

commodity	value ($b)	pathways
milk, dairy, cattle	6.0	heat stress, forage quality/availability
vegetables, hay	3.8	CO_2 fertilization, Irr.
fruits, nuts, berries	2.6	CO_2, Irr., heat, precip, chilling, pests
grains, oilseed	2.1	CO_2, Irr., heat, precip

Northwest agricultural commodites with 2007 market values and potential pathways for impacts of climate change on each sector. Irr=irrigation water availability.

Projected yield losses due to warming and drought are expected to be offset to varying degrees by CO2 fertilization for many crops. In a study with one climate scenario, winter wheat yields were projected to increase 13%-25% while spring wheat yields were projected to change by -7% to +2% by the 2040s across several locations in Washington, relative to 1975-2005. Yields of irrigated apples are projected to increase by 9%. Availability of water for irrigation is crucial and will depend on hydrological, structural, and policy (seniority of water rights) factors.

Warming may reduce productivity and nutritional value of forage on grazing lands. Alfalfa production may increase as long as water is available. Higher temperatures can affect animal health, and can reduce milk production and beef cattle growth.

Human Health

Effects of climate change on human health will depend on specific attributes of climate change and on exposure to climate-related risks. While vulnerability remains relatively low in the Northwest, adverse impacts of climate change outweigh any positive ones. Concerns include increased morbidity and mortality from heat-related illness, air pollution and allergenic disease, and emergence of infectious diseases. A changing climate is also expected to impact mental health.

Heat-related deaths in the US have increased over the past few decades. In Oregon, analysis of hospitalization and climate data showed that each 10°F increase in daily maximum temperature was associated with a nearly 3-fold increase in the incidence of heat-related illness. Wildfires, especially east of the Cascades, lead to days or weeks of poor air quality and respiratory disease. In Puget Sound, rising water temperatures promote longer harmful algal blooms which can cause paralytic shellfish and domoic acid poisoning in humans who consume infected shellfish.

Tribal communities

Tribes have always been intimately connected to the land and natural resources. In ceding their lands and resources to the US, tribes were guaranteed the rights to continue to hunt, fish, and gather in all their usual and accustomed places both on and off reservation lands. By altering the distribution and timing of traditional resources, climate change could affect these treaty-protected rights. Treaty-protected fish and shellfish populations may become less accessible to tribes. Changes in salmon abundance and tree species distribution, and risks to infra-structure, can affect the cultural, medicinal, economic, and community health of tribes.

Tribes are tied to their homelands by law and culture, yet the impacts of climate change will not recognize geographic or political boundaries. Tribal vulnerability and adaptation strategies require explicit attention because of the unique social, legal, and regulatory context for tribes. Tribal climate change efforts in the region are strengthened by strong government-to-government relationships, informed by traditional knowledge, and are resulting in strategies to address climate impacts on tribal resources and traditional ways of life.

This is a summary of *Climate Change in the Northwest: Implications for our Landscapes, Waters, and Communities.* Dalton, M.M., P.W. Mote, and A.K. Snover, eds., Island Press, 270pp. and available from www.occri.net/reports. Citations for statements made herein, and complete author list, are available in the full report. Suggested citation for this document: Mote, P.W., J. Bethel, S.M. Capalbo, M.M. Dalton, S.E. Eigenbrode, P. Glick, L. Houston, J.S. Littell, K. Lynn, R.R. Raymondi, W.S. Reeder, and A.K. Snover, 2013: Climate Change in the Northwest, Brief Summary

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Appendix B: Climate Planning and the Corvallis Vision

The seven focus areas from the current Corvallis Vision Statement (***in bold italics***) offer many emissions reduction opportunities. Many actions are already underway, and others can be undertaken to help achieve the 2020 Vision and to lay a foundation for the update of the Vision and the Corvallis Comprehensive Plan in 2015.

Central City: "Corvallis in 2020 boasts a Central City that is the vibrant commercial, civic, cultural and historic heart of the county."

Corvallis's "Central City" or "Downtown" is home to beautiful historic buildings, modern urban structures, aesthetically pleasing landscapes, and the beautiful Willamette Riverwalk. Using low-impact development standards and green building techniques when developing or redeveloping property, constructing and renovating buildings; preserving historic resources; decreasing the use of fossil fuels for building energy; and managing buildings at the end of life (e.g., deconstruction vs. demolition) will help to meet greenhouse emissions reduction goals by reducing energy and water consumption.

Cultural Enrichment and Recreation: "Corvallis in 2020 enjoys a cultural life which is rich in the arts and recreational opportunities, and celebrates the diverse talents and cultures of our community."

The natural beauty, quality of life, and supportive community of Corvallis and Benton County encourage and nourish the arts and recreation. Corvallis provides cultural and recreational opportunities and outdoor education through parks and natural areas. Some of the city's most popular festivals and events—da Vinci Days, Fall Festival, concerts in Central Park and Starker Arts Park, winery tours, sporting events—take place outdoors. By attracting tourists and enabling residents to spend their recreation and entertainment dollars locally, these cultural experiences are economic drivers in the community. The Parks and Recreation Department 10-year Master Plan outlines the future needs of facilities, parks, trails and recreation programs in response to community growth, but the current draft plan ignores the risks posed to parks and natural areas from climate change. Adapting to and managing the risks of a changing climate will indirectly ensure that Corvallis retains its thriving cultural and recreational opportunities with all their social, educational, and participative value.

Economic Vitality: "Corvallis in 2020 is home to a vibrant economy that is anchored by key strategic industries and complemented by a wealth of diverse, environmentally friendly businesses."

Corvallis recognizes that its livability is a primary source of its economic vitality. Corvallis boasts a vibrant, healthy economy that draws its strength from four directions:

1) *Broad base of employment in a diverse number of fields, with a predominance of small, locally owned businesses.*
   Climate protection policies and programs that manage risks and invest in long-term greenhouse gas reduction strategies will strengthen the local economy by driving demand for locally provided products and services. Because most routine daily activities generate carbon emissions, nearly every activity must be examined to identify cleaner and more sustainable alternatives. This fundamental reassessment presents major economic

opportunities that innovative businesses and individuals in Corvallis have already begun to take advantage of. The community is home to developers, builders, architects, engineers and product manufacturers in the green building industry. Clean energy firms, such as *photovoltaic* installers, biodiesel producers, and energy efficiency consultants are proliferating. The City also is a leader in bicycling products and local, organic foods.

2) *Family wage jobs linked in large part to education, technology, health care, professional services and research.*
   Many of the technologies, products and services required for the shift to a low-carbon future can be provided by Corvallis companies, thereby maintaining and creating local jobs. Dollars currently spent on fossil fuels will no longer leave our economy and will stay here to pay for home insulation, lighting retrofits, solar panels, bicycles, engineering, design and construction.
3) *Active and convenient regional transportation system which makes it easy to walk, cycle or ride mass transit.*
   Land use policies that limit sprawl reduce driving distances and make it easier for residents to get around by bicycles and on foot instead of relying on cars. This reduces both fuel use and greenhouse gas emissions.
4) *Business and community collaboration to maintain and improve the city's air and water quality."*
   Climate action is an effort the entire community needs to support and act on, not just something that the local government adopts and implements. Creating an innovative framework for the region's transition to a more prosperous, sustainable and climate-stable future not only will improve the city's air and water quality, but will create jobs, improve health, and maintain the high quality of life for which Corvallis is known.

Education/Human Services: "Corvallis in 2020 offers high quality educational opportunities and a comprehensive network of health and human services available to all residents throughout their lifetime."

Many of the risks of climate change affect public health (spread of disease, exposure to extreme temperatures, etc.). For example, diseases are emerging that have not been prevalent in Oregon's temperate climate. Actions such as improving air quality, creating more walkable neighborhoods, and encouraging the purchase of local, organic foods will provide a "health dividend" to Corvallis residents that is potentially vast in both financial terms and contribution to quality of life.

Governing and Civic Involvement: "Corvallis in 2020 fosters citizen participation in all aspects of community decisions. Neighborhood organizations are vigorous and their meetings and ward meetings provide opportunities for formal and informal discussions of community issues."

The development of this Climate Action Plan has already brought together a broad coalition of community organizations and individuals. The broad-scale coordination and planning required to achieve Corvallis's carbon reduction goal will demand that governments, businesses, civic organizations and residents collaborate extensively and take the lead in their own activities. As the community works toward that goal, it can also improve social equity by ensuring that populations most vulnerable to climate change are included in the implementation of Climate Action Plan items in a meaningful way and are given priority for green jobs, healthy local food, energy efficient homes and affordable, efficient transportation.

Protecting Our Environment: "Corvallis in 2020 has successfully integrated its economic and population growth with the preservation of its scenic natural environment, open spaces, clean air and water, wildlife habitat areas, and recreational opportunities."

The Corvallis Vision Statement anticipates a 2020 population of 57,000 to 63,000. However, more recent studies suggest that the Pacific Northwest may well experience population growth significantly above current expectations as the impacts of climate change become more profound. Scientists expect "climate refugees" to have a major effect on population shifts in the 21st century as large numbers of people move from hotter, drier regions to cooler, wetter ones. Corvallis and other cities in the Pacific Northwest will be destinations for these "refugees."

Corvallis currently has more than 1,730 acres of City parks and natural areas, but environmental degradation has rendered these natural systems less resilient than they once were. More than 150 years of urban development has diminished the capacity of our wetlands, floodplains and forests to absorb and accommodate precipitation, preparing us poorly for the expected increase in the frequency and intensity of severe weather events that climate change will bring to Oregon. Air and water quality, habitat, and biodiversity have been severely strained as trees, vegetation, and streams have been replaced by pavement and culverts. Weakened natural systems absorb less carbon directly and indirectly result in still more carbon emissions through the urban heat island effect, which raises temperatures in the city.

As Corvallis grows, it will push beyond its current boundaries and absorb other natural areas. Whether within or outside City boundaries, natural areas may suffer from overuse, become more difficult to maintain in their natural state, or disappear entirely. Since open space is often developed for shops, offices, industries, and homes, it is important for the City to protect natural areas in their undeveloped state to help quality of life keep pace with population growth.

Managing community greenhouse gas emissions from all sectors will help our watersheds, forests and ecosystems to remain healthy over time.

- Sustaining the values and functions of our tree canopy, rivers, streams, and wetlands can reduce emissions and sequester carbon while strengthening our ability to adapt to a changing climate.
- A healthy urban forest can reduce energy consumption in buildings as well as make walking and biking more attractive and safe.
- Shifts in consumption that lower personal and household carbon footprints can benefit regional and global ecosystems by reducing biodiversity loss and habitat degradation.

Where People Live: "Corvallis in 2020 offers balanced and diverse neighborhoods, incorporating mixed-use, that is accessible to residents without driving, which forms the building blocks that support a healthy social, economic, and civic life.

Beyond their economic benefits, actions that protect climate can also fundamentally improve community wellbeing. Carefully managing the connections between land use and transportation with the aim of reducing GHG emissions supports a "healthy social, economic, and civic life" by:

- Preserving local water and forests by reducing both pollution and the pressure to develop green spaces that provide valuable ecosystem services.
- Protecting and restoring the city and county's green infrastructure, adding to trails, parks and natural areas so that citizens have easy access to nature and recreational opportunities that are distributed equitably throughout the community.
- Increasing urban forest canopy, which improves the aesthetic appeal of neighborhoods, brings nature into urban areas, and improves air and water quality.
- Lowering energy and transportation bills for residents, business and government.
- Enabling residents to shop locally and produce their own food, which keeps dollars in our community.
- Reducing health-care costs of a healthy, active, productive community.

These are just a few examples of how a making Corvallis markedly less reliant on fossil fuels can simultaneously protect the climate and build a more prosperous, productive, and healthy community.

Appendix C: Efforts Already Underway in Corvallis

The City of Corvallis has taken many actions to reduce greenhouse emissions and staff investigate climate action opportunities on an ongoing basis. Detailed information about these projects can be found in the sustainability section of the City website and the annual sustainability reports, available at http://www.corvallisoregon.gov/index.aspx?page=211.

Buildings and Energy

Numerous organizations are working to increase energy efficiency and reduce GHG emissions in Corvallis. Corvallis residents and businesses can also take advantage of efficiency incentives from the City of Corvallis (low flow toilet rebates), the federal government and State of Oregon (tax credits), local utilities, and the Energy Trust of Oregon. Other efforts underway include:

- Corvallis Environmental Center programs: Communities Take Charge, Classrooms Take Charge, Clean Energy Works
- Direct Installation of energy saving or renewable energy producing products by local businesses
- Community Services Consortium Home Weatherization Program
- Oregon State University is implementing its Climate Action Plan to reduce GHG emissions from university buildings and operations
- Solar Installations: municipal (Blue Sky grants), household (tax credits, ETO incentives, third party financial plans), community (Seed for the Sol – local investment opportunity)
- Green Street Loans from Umpqua Bank
- Trade Ally contractors working with the Energy Trust of Oregon
- Georgetown University Energy Prize competition 2015-2016

Food and Agriculture

Many organizations and community groups are working to increase local food production and consumption, support organic gardening and farming, and develop regionally adapted seeds. For example, the Corvallis Sustainability Coalition's Food Action Team organizes an annual Local Eats Week and several edible front-yard garden tours. The Edible Corvallis Initiative also helps local schools source more locally grown fruit and vegetables for students. The City of Corvallis recently lowered the regulatory barriers to urban food production by reforming some of its zoning code. The list of existing efforts is too long to comprehensively describe, but here is a partial list:

- OSU Extension Service provides Master Gardener education, organizes educational gardening events, provides resources for land management of small acreages, and supports local, regional and farm-direct marketing among other efforts.
- Benton County Health Department is partnering with emergency food providers and other community groups to strategically plan for a South Corvallis Food Center.
- Corvallis Sustainability Coalition Food Action Team organizes an annual Local Eats Week and several edible front-yard garden tours, and annually publishes the Corvallis Garden Resource Guide.

- Farm-to-School/Edible Corvallis Initiative introduced tasting tables to Corvallis elementary schools where students get a taste of locally grown fruits and vegetables.
- Farmers' Markets
- Local Food Initiatives at Grocery Stores
- Food Pantries, Meal Sites, and SNAP (Food Stamps)
- Gleaners Groups
- Granges
- Slow Food Corvallis
- Small Farms Program
- Southern Willamette Valley Bean & Grain Project is rebuilding the local food system by stimulating the cultivation and local marketing of organically grown staple crops like beans and grains to provide a foundation for year-round food resources in the Willamette Valley.
- Women, Infants and Children (WIC) Office and Clinic

Land Use and Transportation

A number of government agencies, business, and non-profit organizations are working to reduce the community's dependency on fossil fuels for transportation. For years Corvallis has developed and implemented land use regulations, such as the state required Urban Growth Boundary, which facilitate compact growth and reduce transportation demand. The community has nationally recognized mass transit, and bicycle infrastructure systems that decrease dependence on single-occupant vehicles. City staff works with national and local alternate modes advocates to develop more non-vehicle transportation infrastructure:

- League of American Bicyclists
- Oregon Department of Transportation's Bicycle and Pedestrian Program
- Cascades West RideShare
- Bicycle Transportation Alliance
- Corvallis Bicycle Collective
- Mid-Valley Bike Club

With broad community input, the Corvallis Sustainability Coalition's Land Use Action Team established four goals to support a sustainable, compact city: walkable, mixed-use, diverse neighborhoods; easy access to diverse natural areas; green building practices; and increased access to locally owned and produced foods and goods while protecting resource lands, quality of life, and the environment. The Land Use team worked with local community volunteers to complete a citywide inventory of neighborhood amenities, walkability, and bikability and created a series of maps to help identify current conditions and opportunities to improve non-auto access to common amenties. The team is currently working with partner organizations to conduct a review of local land use codes to identify changes necessary to achieve more walkable, mixed-use neighborhoods, functioning neighborhood centers, and a vibrant downtown.

Consumption and Solid Waste

The City of Corvallis participates in Benton County's Solid Waste Advisory Council (SWAC), a State-mandated board comprised of local officials and citizens who represent various areas throughout Benton County. The SWAC is an advisory committee for the Benton County Board of Commissioners on all solid waste issues for Benton County.

The Corvallis Sustainability Coalition's Waste Prevention Action Team also has set goals and accomplished much in the area of waste reduction. The Team works in partnership with Republic Services, Corvallis's provider of garbage collection and recycling services. The Waste Prevention Action Team has helped to implement the following programs:

- Curbside collection of compost in yard debris bins
- Recycling block captain program
- Reuse directory
- Repair Fairs
- Faith Community Education

Oregon State University Campus Recycling manages a comprehensive waste management system that focuses on reducing, reusing and recycling with disposal as a last resort. Campus Recycling is also actively engaged in outreach activities. Campus Recycling works with Republic Services to offer Master Recycler classes and has a variety of other programs and challenges, such as Waste Watchers volunteers, Repair Fairs, the RecycleMania Civil War, the Residence Hall Move-Out Donation Drive, and the Coffee Cup Coup Campaign.

Health and Social Services

Numerous organizations in Corvallis and Benton County are working to address health and social service needs. Following are some of those that have taken the lead in addressing social inequities that may be exacerbated by the effects of climate change:

- Benton County Health Department
- Benton Habitat for Humanity
- Cascades West Rideshare
- City of Corvallis Transportation Options Program
- Community Services Consortium
- Corvallis Environmental Center (Edible Corvallis Initiative and Energize Corvallis)
- Corvallis Sustainability Coalition
- Healthy Aging Coalition
- Housing First (formerly Corvallis Homeless Shelter Coalition)
- Linn-Benton Food Share
- Linn-Benton Health Equity Alliance
- Mid-Valley Health Care Advocates
- South Corvallis Food Bank
- Willamette Neighborhood Housing

Urban Natural Resources

The City of Corvallis collaborates with other public agencies to conserve and responsibly manage the natural resources within its purview, including the Benton Soil and Water Conservation District, OSU-Benton County Extension Service, US Forest Service, US Fish and Wildlife Service, Oregon Department of Fish and Wildlife. The City has completed a number of resource inventories and natural resource plans to preserve the quality of its natural resources:

- Natural Features Inventories throughout the Corvallis Urban Growth Boundary (2003)
- Corvallis Forest Stewardship Plan (2006)
- Urban Forestry Management Plan (2009)
- Understory Vegetation Baseline Monitoring in the City of Corvallis Rock Creek Watershed (2010)
- Corvallis Forest Natural Resources Inventory (2010)
- Parks and Recreation Master Plan (2013)

Non-profit organizations also work to conserve native species and habitats in the Corvallis area through restoration, research and education. These include:

- Greenbelt Land Trust
- Native Plant Society of Oregon
- Institute for Applied Ecology
- Marys River Watershed Council
- Marys Peak Group Sierra Club
- Audubon Society of Corvallis
- Neighborhood Naturalist
- Chintimini Wildlife Center

Appendix D: Corvallis Community Greenhouse Gas Inventory Methodology

In 2014, the City of Corvallis completed the 2012 Community Greenhouse Gas Inventory Report*, which provides a summary of key findings and details about each category of emissions sources and activities. The following description of the inventory methodology is on page 6 of the report, which is available* at *http://www.corvallisoregon.gov/modules/showdocument.aspx?documentid=8183*.

In order to quantify GHG emissions in a way that is useful to local government and the community, it is important to use a standardized approach. This inventory uses the approach and methods provided by the U.S. Community Protocol for Accounting and Reporting Greenhouse Gas Emissions (Protocol), released by ICLEI – Local Governments for Sustainability in October, 2012. The Protocol establishes reporting requirements for all community GHG emissions inventories, provides detailed accounting guidance for quantifying GHG emissions associated with a range of emission sources and community activities, and provides a number of optional reporting frameworks. This Protocol is the national standard for U.S. local governments to account for and report on greenhouse gas emissions associated with their communities. Use of the Protocol provides an accepted methodology to estimate and report on GHG emissions associated with the community. This allows for more informed decisions about how and where to pursue GHG emissions reduction opportunities.

This Protocol requires inclusion of five Basic Emissions Generating Activities in their GHG emissions inventories:

1. Use of electricity by the community
2. Use of fuel in residential and commercial stationary combustion equipment
3. On-road passenger and freight vehicle travel
4. Use of energy in potable water treatment and distribution and wastewater collection and treatment
5. Generation of solid waste by the community

In addition to these five Basic Emissions Generating Activities, this inventory also estimates the emissions associated with the manufacturing and production of food, goods, and services consumed by Corvallis households and local government. Consumption generates emissions all over the world from activities such as mining, manufacturing, and transportation.

Appendix E: State of Oregon Climate and Energy Policy

Oregon's Statewide Energy and Climate Change Policy framework provides solid support for many of the actions outlined in this climate Action plan. Oregon's policies cover the efficient use of energy for heating, cooling, and operation of appliances in buildings, the generation of electricity from renewable, non-fossil energy sources, improvement in the carbon-intensity of transportation fuels, and non-binding coordination of action towards these goals. The agencies and organizations that drive and implement these policies are mentioned below.

Greenhouse Gas Reduction Goals

Oregon's Energy Policy and Climate Change mitigation effort began in the 1970's in response to the oil import crisis. The resulting policies, designed to buffer Oregon against the volatile costs of imported oil and rising energy costs, have also kept Oregon's carbon emissions and per capita energy use low by national standards. These policies are the foundation of Oregon's carbon reduction successes and are augmented by greenhouse gas reduction goals, now codified in law as ORS 468A.205 and hosted by the Oregon Global Warming Commission (see the Commission's website at http://www.keeporegoncool.org/). Oregon's goals are to reduce greenhouse gases by ~10% below 1990 levels by 2020 and at least 75% below 1990 levels by 2050. The Commission hosts an integrated plan to reduce Oregon's carbon emissions and is required to provide regular "bully pulpit" updates to the legislature on the plan and progress towards Oregon's goals.[35] In short, the Commission has determined that "Cars and Coal" must be the focus of carbon reductions over the next decade.

Energy for Heating and Cooling of Buildings. Oregon's energy policies currently comprise a set of laws and rules that combine to ensure that: a) carbon emissions do not grow with electricity load growth, b) carbon emissions from heating with natural gas are minimized, and c) nation-leading mandatory energy efficiency standards are in place for most appliances and some building construction.

Funding models are robust for policies impacting Investor Owned Utility (IOU) and Consumer Owned electric utility (COU) carbon emissions. Because energy efficiency is defined as the least cost resource for both investor[36] and consumer owned utilities[37] this drives investment in energy efficiency. In IOU-electric service territories, SB 838 (2007) and a 2.25% bill charge under SB 1149 (1999) combine to ensure funding sufficient to replace the 85-100% of electricity load growth with

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[35] *Oregon Global Warming Commission Report to the Legislature*, 2013: http://www.keeporegoncool.org/sites/default/files/ogwc-standard-documents/OGWC_2013_Rpt_Leg.pdf.

[36] Investments in energy efficiency are very cost effective for ratepayers; the costs are largely borne by the homeowner, with only incentives being paid by all the ratepayers (to avoid paying the full cost of a new power plant.)

[37] The Pacific Northwest Electric Power Planning and Conservation Act of 1980 calls out a requirement that the first investments in the Bonneville Power Administration-led utility system be energy efficiency and wildlife conservation. BPA also provides significant transmission integration for the Pacific Northwest.

investments in cost effective energy efficiency[38]. Decoupling agreements with the IOU-natural gas companies promise funding of 100% of cost effective natural gas energy efficiency (but not of load growth). These mainstream electricity and natural gas programs are augmented by low-income programs and by Oregon Department of Energy (ODOE) electric efficiency programs for K-12 Public Schools (.5% of bill) and Industrial customers. Low carbon electricity is also enabled by SB 1149 funded programs (.5% of bill) that incent the installation of renewable energy on residences and businesses, by *net metering* programs (1999) that enable customers to "trade" renewable energy for fossil fuel energy at retail rates, and utility scale installations mandated by the Renewable Portfolio Standard (RPS) –also from SB 838 (2007). The RPS requires electric utilities to supply 25% of their total load from *new* renewable energy sources (above and beyond old hydro). The net effect of energy efficiency investments and the RPS is that all electricity load growth since the year 2000 should be met by non-carbon resources. Tax credits for both energy efficiency and renewable energy investments are also available on Oregon tax returns.

Capable organizations administer these laws, including the ODOE, the Oregon Public Utility Commission, the Energy Trust of Oregon, the Northwest Energy Efficiency Alliance, the Northwest Power Planning Council and the Bonneville Power Administration. Capable advocacy organizations engage to ensure these laws/policy intentions are consistently administered. These bodies include the Citizens' Utility Board of Oregon (enshrined since 1984 in the Oregon Constitution), the Northwest Energy Coalition (including the electric and natural gas utility partners), the Community Action Partnership of Oregon, and many others. Efforts to dismantle this framework are few, but are led by the libertarian Cascade Institute and American Legislative Exchange Council (ALEC).

Standards for Appliances and Buildings. Oregon's standards for energy efficiency of appliances have consistently risen along with those of California (to date). Currently, voluntary building codes are offered that match the nation leading codes of other states. Voluntary *Energy Performance Scores* that communicate the efficiency performance of residential buildings are under development and are also intended for use by appraisers in home/building financing. Building energy code creation has recently moved from the Oregon Department of Energy to the Department of Consumer and Business Services.

Energy for Transportation. The Oregon Clean Fuels Program, approved in HB 2186 by the 2009 Legislature, aims to reduce the *carbon intensity* of transportation fuel used in the state. The Clean Fuels Program also seeks to create economic development opportunities in Oregon, increase the state's energy security and reduce air pollution for healthy communities. DEQ is implementing the program in phases. In December 2012, the Environmental Quality Commission adopted the first phase of rules allowing *DEQ* to collect information about fuels currently being imported into the

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[38] SB 1149 directs 2.25% of utility bills to energy efficiency projects and SB 838 requires utilities to project the maximum achievable energy efficiency that can be "built out" and to fully fund incentives for those projects. The effectiveness of the decoupling mechanism to invest in energy efficiency is reduced as the cost of natural gas is reduced. Because of this, natural gas energy efficiency programs are under stress at this time.

state to create a baseline for measuring future reductions. In February 2014, Governor Kitzhaber directed DEQ to draft rules for the next phase of the program, which will require a 10-percent reduction in the carbon content of Oregon's transportation fuels over a 10-year period. This reduction represents about 280 million metric tons of greenhouse gases reductions through 2025.

Eliminating Coal. SB 488-2014 (a clarification of an earlier bill) has affirmed that Oregon investor owned utilities may not import more electricity derived from coal. This means that no investor owned utility supplying Oregon customers may install coal fired generation to meet Oregon load and may not enter into new contracts to buy coal-fired electricity to serve Oregon customers. In addition, Oregon's least cost-least risk requirements for utility investments and rigorous analysis of the costs of implementing technology to scrub mercury and fines pollution from coal stacks has led to promises by Portland General Electric to shut down the last coal fired power plant operating in Oregon by 2020. The example set by this Oregon action is being replicated in the investment profiles of generation in other states.

Rewarding Utilities for Reducing Carbon. SB 844-2014 allows natural gas utilities to propose programs to the Oregon Public Utility Commission that reduce carbon emission and, simultaneously, provide benefits to ratepayers. Until programs are proposed and approved by the Commission, the assumption is that these benefits would comprised reduced costs for ratepayers. Legislators did not include electric utilities as eligible for SB 844, citing opposition by Industrial Customers of NW Utilities as their rationale for this decision.

Putting a Price on Carbon. Also known as a clean air tax, a carbon tax, a revenue neutral carbon tax, or a carbon cap and trade program, these options for putting a price on carbon to "allow the market to drive greenhouse gases out of our national economy" are under consideration in Oregon. SB 306 commissioned a study of various carbon pricing options and these are expected to be reviewed and considered during the 2015 legislative session. Portland General Electric's counsel asserts that a carbon tax polls poorly in Oregon at this time, which suggests that legislation to impose such a tax would be difficult to pass or that such a tax would be referred to the voters upon passage….and would fail.

Appendix F: Advisory Panel

Dorothy Fisher Atwood has over 25 years of environmental consulting experience. For the last 10 years she has focused on management systems implementation for private and public organizations, including for the City of Corvallis. Dorothy is the Management Systems program manager for Zero Waste Alliance (ZWA), a Portland-based non-profit organization. She develops implementation tools and procedures, training, and processes for sustainability and environmental management system (including ISO 14001) integration into core business systems. Dorothy is an instructor for the University of Oregon's Sustainability Leadership Workshop Series and has co-authored two booklets on management systems for the Axis Performance Sustainability Series.

Bill Bradbury is an Ex Officio Member of the Oregon Global Warming Commission and one of Oregon's two representatives on the Northwest Power and Conservation Council. He has long been involved in Oregon politics and environmental issues affecting the state. He has served as Oregon's Secretary of State and as a member of the Oregon Senate, where he was Majority Leader and Senate President. He directed the non-profit organization, For the Sake of the Salmon, during which he worked with Northwest Native American tribes; federal, state and local governments; and timber, agriculture and fishing interests. Bill served as chair of the Oregon Sustainability Board from 2005 to 2009 and was one of the early participants in Vice President Al Gore's Climate Change training sessions. He travels around the state to present locally adapted information on global warming.

Kyle Diesner is a policy analyst at the City of Portland Bureau of Planning and Sustainability (BPS). He works primarily on climate change planning, energy efficiency and renewable energy programs, but he also provides analytical support to other BPS programs, including recycling, composting and the Bureau's long range planning efforts. Kyle works with the Clean Energy team on efficiency and renewable energy programs and is also in charge of completing the annual inventory of carbon emissions for the City and Multnomah County. He is the Co-chair of the BPS Diversity Committee and dedicates a portion of his time to the Bureau's social equity initiatives. From 2006 to 2009 Kyle worked on the Sustainable City Government program, where he coordinated the Portland Clean Diesel Partnership. Kyle has a BS in environmental science from Humboldt State University.

Kelly Hoell is an associate at Good Company, a Eugene consulting firm that helps clients measure, manage and market their sustainability performance. Kelly works primarily with government and business clients to provide technical and market research and business supply chain development. She has led the sustainability and greenhouse gas assessments and reporting for municipalities, multi-national food processors and regional food retail companies. Kelly manages BASEline: Carbon Footprints (formerly Operation Climate Collaborative), a streamlined program designed to guide municipal governments through the process of measuring and reporting their greenhouse gas emissions. She is an Adjunct Instructor in Planning, Public Policy, and Management for the Oregon Leadership in Sustainability (OLIS) program at the University of Oregon. In 2012 Kelly developed and taught a workshop on sustainable purchasing for City of Corvallis employees.

L. Hunter Lovins is President of Natural Capitalism Solutions (NCS,) a Colorado non-profit that helps companies, communities and countries implement more sustainable practices profitably. Trained as a sociologist and lawyer (JD), Hunter has helped create several MBA schools and is

currently professor of sustainable business at Bard MBA and Denver University. She lectures to audiences around the globe and has written 15 books and hundreds of articles. *The Way Out: Kickstarting Capitalism to Save Our Economic Ass* (2012) succeeds her international best-selling book, *Natural Capitalism*, now used in hundreds of colleges. Her latest, *Creating a Lean and Green Business System* won the 2014 Shingo Prize for Excellence in Manufacturing Research. She has won dozens of awards, including induction into the Hall of Fame of the International Society of Sustainability Professionals in 2013. Time Magazine recognized her as a Millennium Hero for the Planet, and Newsweek called her a Green Business Icon.

Chris Maser is a scientist, consultant, writer and speaker who covers a wide range of sustainability issues, including sustainable forestry, sustainable community development, environmental economics, citizen involvement in land use decisions, resolving environmental conflicts, protecting endangered species and wildlife habitat, environmental education, and the consequences of violence. He has authored or coauthored more than 30 books and 250 articles and given more than 100 talks throughout the United States, Canada, Europe, and Asia. Chris lives in Corvallis.

Matt McRae is the Climate and Energy Analyst for the City of Eugene. In 2009-10, Matt managed the effort to create Eugene's first community Climate and Energy Action Plan. His work includes implementing Eugene's Internal Zero Waste plan, managing an Internal Operations Greenhouse Gas Inventory, managing Eugene's 20-minute neighborhoods assessment, and overseeing progress on the Natural Hazards Mitigation Plan. Matt has a B.S. in Environmental Studies from Utah State University and worked for the National Park Service for nine years before joining the City of Eugene in 2002. He is an Adjunct Instructor in Planning, Public Policy, and Management for the Oregon Leadership in Sustainability (OLIS) program at the University of Oregon.

Babe O'Sullivan is the Sustainability Liaison for the City of Eugene, supporting sustainability initiatives for the City organization and the broader community. Her work covers a wide range of topics including climate action planning, land use and transportation, energy efficiency, Triple Bottom Line decision-making, and solid waste and recycling. She also provides staff support for the Eugene Sustainability Commission. She co-leads the Research Workgroup of the West Coast Climate and Materials Management Forum and is the recipient of a "National Notable Achievement Award" from EPA Administrator Lisa Jackson for her work to reduce the climate impacts of materials and waste. Previously, Babe coordinated the Solid Waste and Recycling program for the City of Portland's Bureau of Planning and Sustainability. She holds an MBA from the University of California, Berkeley and an undergraduate degree in environmental policy from the University of California, Davis. Babe is an Adjunct Instructor in Planning, Public Policy, and Management for the Oregon Leadership in Sustainability (OLIS) program at the University of Oregon.

Ann Scheerer is Consultant-Academic Advisor for Oregon State University's Sustainability Double Degree Program and an Adjunct Instructor for OLIS. With over 20 years of work experience in business (Siemens Energy and Automation), local government public works (City of Kirkland, Washington) and non-profit organizations (Sustainable Seattle, Sustainable Communities ALL Over Puget Sound - SCALLOPS), Ann possesses a broad perspective of multiple sectors. She is currently finishing her interdisciplinary dissertation on the effectiveness of behavioral interventions in local climate action planning for her PhD in Urban Planning at the University of Colorado. She has a MPA

from the University of Washington, a Master of Strategic Leadership towards Sustainability from the Blekinge Institute in Sweden, a BS in Mechanical Engineering from the University of Michigan, and a BA from Kalamazoo College.

Megan Shuler is the Sustainability at Work program manager with the City of Portland, Bureau of Planning and Sustainability. Sustainability at Work is a free service for businesses looking to green their workplace. Megan has over nine years of experience working on sustainability-related programs. In the past three years alone, those programs have served over 3,000 Portland businesses in the areas of transportation, water, energy and waste.

Jane M. Silberstein is Associate Dean at Bainbridge Graduate Institute, which pioneered the Sustainable MBA. She began her career as a transportation planner in Santa Barbara, CA, where she joined a team developing what became an award-winning citywide bikeway system. She subsequently became an urban planner in Santa Barbara and then Santa Cruz CA, both of which were pioneers in sustainable community development. Following the Loma Prieta earthquake in Santa Cruz in 1989, Jane was assigned to a major redevelopment effort. At that time, she came across Paul Hawken's *Ecology of Commerce*, which served as a major inspiration and portal to the field of sustainable community development. She subsequently moved into the arena of higher education (Northland College, University of Wisconsin) as faculty and administrator with a focus on sustainable community development. Jane has written numerous books and articles on land use planning and sustainable community development.

Kevin Wilhelm is the CEO of Sustainable Business Consulting, a Seattle-based consulting firm focused on practical solutions that deliver profit improvement and brand value through the use of sustainable business practices. Kevin has more than 15 years of experience working with businesses ranging from Fortune 500 multinationals to renewable energy start-ups. His firm's clients include Nordstrom, REI, The North Face, Coinstar/Redbox, Drugstore.com and Brooks Sports. In addition to his consulting work, Kevin is the author of *Return on Sustainability: How Business Can Increase Profitability & Address Climate Change in an Uncertain Economy* and a professor for the Bainbridge Graduate Institute's Sustainable Business MBA Program.

Appendix G: Glossary

Adaptation: An adjustment in natural or human systems to a new or changing environment. Adaptation to climate change refers to adjustments in response to actual or expected climatic stimuli or their effects, which lessens harm or exploits beneficial opportunities. Various types of adaptation include anticipatory and reactive, private and public, and autonomous and planned.

Architecture 2030: A non-profit, non-partisan and independent organization established in response to the global-warming crisis by architect Edward Mazria in 2002. The mission is to rapidly transform the US and global Building Sector from the major contributor of greenhouse gas emissions to a central part of the solution to the global-warming crisis.

Bicycle Friendly Community. A community recognized by the League of American Bicyclists as one that is welcoming to cyclists because of its trails, bike lanes, share the road campaigns, organized rides, Bike to Work Day events, etc. The BFC designation recognizes communities that encourage people to bike for transportation and recreation through the five Es: engineering, education, encouragement, enforcement, and evaluation.

Biofuel: A fuel produced from dry organic matter or from combustible oils produced by plants. Examples include alcohol from fermented sugar, black liquor from the paper manufacturing process, wood, and soybean oil.

Biomass: When referring to fuel, biomass is a plant-derived fuel from clean and untreated wood such as brush, stumps, lumber ends and trimmings, wood pallets, bark, wood chips or pellets, shavings, sawdust and slash, agricultural crops, biogas, or liquid biofuels, but excludes materials derived in whole or part from construction and demolition debris.

Bioswale: A vegetated depression that can temporarily store stormwater, reduce flooding, cleaning water, and encourage infiltration.

Carbon dioxide (CO2): The major heat-trapping gas whose atmospheric concentration is being increased by human activities. It also serves as the yardstick for all other greenhouse gases. The major source of CO2 emissions is fuel combustion, but they also result from clearing forests and burning biomass. Atmospheric concentrations of CO2 have been increasing at a rate of about 0.5 percent a year, and are now more than 30 percent above pre-industrial levels.

Carbon footprinting. The act of evaluating the greenhouse gas emissions associated with the life cycle of a product. Products can be consumer goods as well as products or materials sold business-to-business.

Carbon intensity: The amount of carbon emitted for each unit of energy consumed.

Carbon pricing. A method for reducing global-warming emissions by charging emitters of carbon dioxide for the right to emit one tonne of CO_2 into the atmosphere. Carbon pricing usually takes the form of a carbon tax or a requirement to purchase permits (also called "allowances") to emit. Because such permits are privately tradable and emissions are limited to the total number of available permits (the cap), this system is known as cap-and-trade.

Carbon sequestration: The uptake and storage of carbon. Trees and other plants, for example, absorb CO2, and then release the oxygen while storing the carbon.

Carbon sinks: The processes or ecological systems that take in and store more carbon than they release. This process is called carbon sequestration. Forests and oceans are large carbon sinks.

Citizen's Climate Lobby (CCL). An international grassroots environmental group that trains and supports volunteers to build relationships with members of Congress in order to influence climate policy. Operating since 2007, the goal of CCL is to build bipartisan support to put a price on carbon, specifically a revenue neutral carbon fee and dividend at the national level.

Climate: The average state of the atmosphere including typical weather patterns for a particular region and time period (usually 30 years). Climate is the average, long-term weather pattern for a particular region, while weather describes the short-term state of the atmosphere. Climate measures average precipitation, temperature, wind, and seasonal phenomena such as length of the growing season.

Climate change: A significant change from one climatic condition to another, often used in reference to climate changes caused by the increase in heat-trapping gases since the end of the 19th century.

Climate model: A quantitative way of representing the interactions of the atmosphere, oceans, land surface, and ice.

Climate refugees: People displaced from their homes or lands by significant changes in climate such as increased drought, sea level rise, or increased storm intensity.

Community Scale Renewable Energy: A renewable energy system, photovoltaic for example, installed at a large scale: for example, over the roof of a large commercial building. Often this will include multiple investors paying for a single, large installation that will benefit many homes or businesses.

Ecosystem: Any natural unit of living and non-living parts that interact to produce a stable system through cyclic exchange of materials.

Embodied (greenhouse gas) Emissions: Greenhouse gas emissions associated with the expenditure of energy involved in the creation of a product. This includes the energy to extract raw materials (lumber, iron, etc.), process, package, transport, install, and recycle or dispose of products.

Emissions: The release of a substance (usually a gas when referring to the subject of climate change) into the atmosphere.

Energy efficiency: Ratio of energy output of a conversion process or of a system to its energy input.

Energy Performance Score: A home energy rating system similar to the miles-per-gallon (MPG) rating for the auto industry that enables homebuyers to directly compare energy consumption

between homes while offering a natural market incentive to upgrade their homes as much as possible.

Energy Trust of Oregon (ETO): A nonprofit organization that helps certain utility customers in the Pacific Northwest improve energy efficiency and tap renewable sources. ETO administers public purpose funds that are collected from customers for new cost-effective conservation, new market transformation, and the above market costs of new renewable energy resources.

EPA: The United States Environmental Protection Agency.

Fossil fuel: A general term for combustible geologic deposits of carbon in reduced (organic) form. Fossil fuels are of biological origin and include coal, oil, natural gas, oil shales and tar sands. A major concern is that they emit CO2 when burned, significantly enhancing the greenhouse effect.

GHG: Abbreviation for greenhouse gas. See definition for Greenhouse Gas below.

Global Warming: An average increase in the temperature of the Earth's atmosphere, which can contribute to changes in global climate patterns. Global warming can occur from a variety of causes, both natural and human induced. In common usage, "global warming" often refers to the warming that can occur as a result of increased emissions of greenhouse gases from human activities. See climate change, greenhouse effect.

Greenhouse Effect: The thermal effect that results from heat-trapping gases allowing incoming solar radiation to pass through the Earth's atmosphere, but preventing most of the outgoing infrared radiation from the surface and lower atmosphere from escaping into outer space.

Greenhouse Gas (GHG): A term used for gases that trap heat in the atmosphere. The principal greenhouse gases that enter the atmosphere as a result of human activity are carbon dioxide, methane, and nitrous oxide. Others include, but are not limited to, water vapor, chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), ozone (O3), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6).

Greywater: Under Oregon law, greywater means wastewater from showers, baths, bathroom and kitchen sinks, and laundry. If handled properly, greywater can safely be reused for flushing toilets and urinals as well as for irrigation. Reuse of greywater reduces the demand on other sources of water, such as potable water, surface water, and groundwater.

Intergovernmental Panel on Climate Change (IPCC). Established in 1988, the IPCC assesses information in the scientific and technical literature related to all significant components of the issue of climate change. Hundreds of the world's key experts on climate change and the environmental, social and economic sciences from some 60 nations have helped the IPCC prepare periodic assessments of the scientific underpinnings of global climate change and its consequences. The IPCC is looked to as the official advisory body to the world's governments on the state of the science of the climate change issue.

Impervious surface: Surfaces such as concrete, asphalt, and building roofs that don't allow water to penetrate. These surfaces collect and concentrate rainwater increasing the potential for water pollution and flooding.

Invasive species: An introduced species that invades natural habitats.

Kyoto Protocol. An international agreement linked to the United Nations Framework Convention on Climate Change. Parties commit to setting internationally binding emission reduction targets.

Land use: Human-determined arrangements, activities, and inputs undertaken in a certain land type, the social and economic purposes for which land is managed (e.g., grazing, timber extraction, and conservation).

Lifecycle (of goods): The complete life (of goods)—the mining or extraction of raw materials, the manufacturing processes, transportation, packaging, retail, the use of goods, and finally their disposal.

LEED: Leadership in Energy and Environmental Design, a program of the United States Green Building Council and a commonly used green building standard.

Low Impact Development (LID). A design approach that protects soil and increases the resiliency of stormwater systems by maintaining and enhancing natural water movement, both within a developing site and throughout urban areas. Some LID strategies include preventing unnecessary soil compaction, retaining rainwater on-site, and designing stormwater systems to put water back into the soil instead of into the storm drain.

Methane (CH4): A hydrocarbon that is a heat-trapping gas carrying a global warming potential recently estimated at 24.5. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and oil, coal production and incomplete combustion of fossil fuels.

Metric ton (Mt): Common measurement for the quantity of greenhouse gas emissions. A metric ton is equal to 2205 lbs or 1.1 short tons.

Mitigation: An intervention to reduce the sources or enhance the sinks of greenhouse gases.

Megawatt (MW): A measure of electricity use. One MW is equal to 1000 Kilowatts.

Natural gas: A fossil fuel that occurs as underground deposits of gases consisting of 50 to 90 percent methane (CH4) and small amounts of heavier gaseous hydrocarbon compounds like propane (C3H8) and butane (C4H10).

Net metering: A special metering and billing agreement between utilities and their customers, which facilitates the connection of small, renewable energy-generating systems to the power grid. When a net metering customer's renewable energy system is producing more power than is being consumed, the electric meter runs backward generating credits. When a customer uses more power than is being produced, the meter runs forward. Customers are charged only for the "net" power

that they consume over a designated period or, if their renewable energy-generating systems make more electricity than is consumed, they may be credited or paid for the excess electricity contributed to the grid over that same period.

ODOT: Oregon Department of Transportation

Oregon DEQ: Oregon Department of Environmental Quality

Oregon DOE: Oregon Department of Energy

Pervious pavement: Pavement (asphalt or concrete) that is designed so that water can move through the pavement and infiltrate into the ground.

Photovoltaic (PV): A solar power technology that converts sunlight into electricity.

Price signal. Information conveyed to consumers and producers, via the price charged for a product or service, thus providing a signal to increase supply and/or decrease demand for the priced item. See definition for Carbon Pricing.

Rain Gardens: Stormwater management structures designed to slow runoff, clean water, and increase soil infiltration.

Renewable Energy: Energy sources that are, within a short time frame relative to the Earth's natural cycles and sustainable. They include non-carbon technologies such as solar energy, hydropower, and carbon-neutral technologies such as biomass.

Resilience: Amount of change a system can undergo without altering state.

Seeds for the Sol: A Corvallis-based non-profit organization devoted to removing the financial barrier to residential solar. In partnership with community members, Seeds for the Sol uses a funding model that mimics the natural cycles of planting, harvesting, and renewal to help more people put solar on their roofs.

Smart Grid: A modernized electrical grid that uses analogue or digital information and communications technology to gather and act on information, such as information about the behaviors of suppliers and consumers, in an automated fashion to improve the efficiency, reliability, economics, and sustainability of the production and distribution of electricity.

Source (greenhouse gas): Any process or activity that releases into the atmosphere a greenhouse gas, an aerosol or a precursor to a greenhouse gas.

Stormwater: Rain, snow, and other precipitation that falls onto buildings, streets, and the ground. Stormwater is managed within the stormwater system of downspouts, gutters, underground pipes, and streams.

350.org: An international environmental organization founded by author Bill McKibben with the goal of building a global grassroots movement to raise awareness about climate change, to confront climate change denial, and to cut emissions of carbon dioxide. 350.org takes its name from the

research of Goddard Institute for Space Studies scientist James E. Hansen, who posited in a 2007 paper that 350 parts-per-million (ppm) of CO_2 in the atmosphere is a safe upper limit to avoid a climate tipping point.

Total Maximum Daily Load (TMDL). A calculation of the maximum amount of a pollutant that a body of water can receive and still safely meet the water quality standards of the U.S. Clean Water Act.

Upcycling. The process of converting waste materials or useless products into new materials or products of better quality or for better environmental value.

Urban heat island: A condition that occurs when the urban area is warmed by dark pavement, roof shingles, and buildings.

Vehicle-miles traveled (VMT): A measurement to determine the amount of automobile traffic—can also be used to estimate greenhouse gas emissions.

Vulnerability: The degree to which a system is susceptible to, or unable to cope with, adverse effects of climate variability and extremes.

Wastewater: Used water that contains dissolved or suspended waste materials.

Weather: Atmospheric condition at any given time or place measured in terms of wind, temperature, humidity, atmospheric pressure, cloudiness, and precipitation. In most places, weather can change from hour to hour, day to day, and season to season. Climate is usually defined as the "average weather."

Appendix H: Appreciations

The Corvallis Climate Action Plan Task Force expresses our deep appreciation to all the individuals who contributed to this plan through their ideas and insights, research, technical expertise, writing, editorial assistance, community outreach, encouragement, food, and other vital elements. We are still receiving feedback, so are acknowledging contributions here in lieu of the Topic Specialists Appendix that we held space for in the previous draft.

Inspiration

Linda Geiser
John Gentile
Debra Higbee-Sudyka
Leonard Higgins
Charlie Miller

Technical Experts

Energy: Brandon Trelstad (Corvallis Sustainability Coalition Energy Action Team)
Land Use: Susan Morre (Corvallis Sustainability Coalition Land Use Action Team)
Solid Waste: Jeannette Hardison (Corvallis Sustainability Coalition Waste Action Team), Andrea Norris (OSU Recycling), Julie Jackson (Republic Services)
Health and Social Services: Tatiana Dierwechter, Charlie Fautin, Sara Hartstein, Mac Gillespie (Benton County Health Department)
Urban Natural Areas: David Eckert (Corvallis Sustainability Coalition Water Action Team)
Climate Science: Phil Mote (Oregon Climate Change Research Institute)
State of Oregon Policy: Theresa Gibney

Advisory Panel

Dorothy Fisher Atwood
Bill Bradbury
Kyle Diesner
Kelly Hoell
L. Hunter Lovins
Chris Maser
Matt McRae
Babe O'Sullivan
Ann Scheerer
Megan Shuler
Jane M. Silberstein
Kevin Wilhelm

City of Corvallis

Urban Services Committee: Councilors Richard Hervey, Dan Brown, Roen Hogg
Public Works: Mary Steckel, Scott Dybvad

Mullens, Carrie

From: Brewer, Nancy
Sent: Wednesday, January 14, 2015 3:48 PM
To: 'carolynzac@
Cc: City Manager
Subject: FW: Topics of Citizen interest

Thank you for your comments. I will forward this information to the City Council. They are preparing to set their goals for the coming two years, and they have several suggestions to have a goal around affordable housing, including some that focus on senior housing.

Nancy Brewer
City Manager *Pro Tem*

From: Carolyn Madsen [mailto:carolynzac@
Sent: Tuesday, January 13, 2015 5:16 PM
To: City Manager
Subject: Topics of Citizen interest

Dear City Manager,

I'm a long-time citizen of Corvallis and a senior. My concern is about housing for the average citizen who lives permanently in our lovely town. We've gone way overboard in trying to satisfy OSU's need for student housing to the detriment of our fair city. As a senior citizen, I'm very surprised that no developers have been enticed to build single-story complexes of attached homes for folks over 60.

In such a complex, the outside maintenance would be provided and there could be a community center for gatherings, activities and shared meals. Such attached homes would make use of the land very efficiently. This age group would be a very stable population to serve so that there wouldn't be the constant need for maintenance and supervision. Such complexes aren't a detriment to neighboring homes and don't cause problems of noise, excess automobiles, drunkenness (especially on Thursday night) and vandalism. I used to live in College Hill so I have experienced life with these issues.

It seems to me the city land use/building permit staff could be directed to encourage such development as opposed to additional student housing which may end up standing vacant in fifteen years. I have heard from an OSU professor that OSU is going to have fewer students in the future due to a smaller cohort of college age "adults", more Massive Open Online Classes (MOOCs), and the competition of the Bend campus. The city will be stuck with some pretty strange, rundown, 5 bedroom units to deal with. The our-of town/state developers will have made their fast bucks and won't care what happens to the remains looming on our streets.

Please do something constructive for Corvallis's permanent residents and especially our older population by creating appropriate housing for us. This may take some changes in our land use regulations but should be considered a priority for Corvallis.

Thank you for your consideration,
Carolyn Madsen

Day, Emely

From: Holzworth, Carla
Sent: Wednesday, January 14, 2015 9:58 AM
To: Day, Emely; Mullens, Carrie
Subject: FW: Attached letter to City Council plus support documents for packet
Attachments: Orleans_TMDL_letter_to Council_Jan_2015.pdf; EPA_Letter_to_Oregon_DEQ_re_hyporheic discharge_032014.pdf

For the packet under Visitors Props!

From: David Eckert [mailto:deckert@willamettewatershed.com]
Sent: Wednesday, January 14, 2015 9:31 AM
To: Mayor and City Council
Cc: Holzworth, Carla; Steckel, Mary; Brewer, Nancy
Subject: Attached letter to City Council plus support documents for packet

Mayor and City Council -

Attached is a **letter of request to City Council** signed by the following Corvallis residents:
Jennifer Ayotte, Patricia Benner, Trish Daniels, Dave Eckert, Bob Frenkel, Liz Frenkel, Phil Hays, Tony Howell, Marilyn Koenitzer and Shelly Murphy.

The purpose of the letter is to request you make a policy decision prior to having to make an urgent, very expensive and long-lasting regulatory decision that will be demanded of you during your tenure in office.

Support Documents:

1. Attached is a support letter from the EPA to the Oregon Department of Environmental Quality. This EPA letter addresses their concerns with the DEQ's support of the Corvallis TMDL proposal at Orleans Natural Area. The EPA's concern is that the use of the hyporheic zone is not supported by the Clean Water Act, by sufficient primary research and by any form of reliable or verifiable measuring techniques for meeting regulatory requirements.
2. Following is a link to an article explaining anthropogenic influences on hyporheic zones, providing additional background to the concerns expressed by the EPA: http://pebblescience.org/pdfs/Stream_Groundwater_Exchange_Zone.pdf
3. Following is an excerpt from the Administrative Services Committee Minutes of Nov. 19, 2014 (P. 366 of City Council Meeting Minutes Nov. 24th, 2014) that is referred to in our TMDL letter to Council: "*In response to Councilor Hirsch's inquiry regarding the TMDL project, Ms. Steckel reported that the Department of Environmental Quality (DEQ) was working on a list of acceptable alternatives to respond to discharged water temperatures that would comply with Environmental Protection Agency guidelines and the rulings from various legal cases initiated by environmental groups. Staff was awaiting DEQ's decision before pursing additional planning work. The City's National Pollution Discharge Elimination System permit (NPDES) would expire in January 2015. The permit included some allocations regarding discharged water temperature. Staff did not know if those allocations would be continued when the permit expired or if the City would be forced to take immediate mediating action. Staff and DEQ representatives would meet during December regarding the status of the TMDL regulations. Staff would like to begin planning one year before remedial efforts must be implemented. The city's least-*

cost alternative two years ago was estimated at $30 million. Some type of borrowing would be needed to pay for the selected TMDL project."

We believe that a reasoned policy decision made now, as requested in our letter, when there is not an urgent time-sensitive regulatory mandate for immediate remediation will best serve both the Council and the City.

Prior to the release of the impending regulatory requirements by the DEQ, we will provide Council with a series of reasonable TMDL alternatives.

David Eckert
Corvallis, Oregon

January 15, 2015

To: Corvallis Mayor and City Council

RE: Request that the City Council take action to permanently protect the Orleans Natural Area

For more than five years, the City of Corvallis explored how to address the Oregon Department of Environmental Quality's (DEQ) wastewater temperature requirements for treated water being returned to the Willamette River. Of the several options considered, Public Works staff decided to proceed with a proposal to locate a wastewater treatment facility in the Orleans Natural Area, next to the Willamette River across from the downtown. That plan would use the underground hyporheic zone and other treatment methodologies to meet the new requirements for lowering the water temperature being released from the city's water treatment facilities.

City staff stopped work on this proposal because of ongoing discussions and legal actions involving the DEQ, the Environmental Protection Agency (EPA), and the Northwest Environmental Advocates (NWEA). These actions and discussions revolve around how baseline temperature allowances are determined for wastewater discharge into the Willamette River.

As a result of a second set of expressed concerns by the NWEA, the EPA sent a letter to the DEQ expressing that they view "the permitting of discharges to the hyporheic zone as inconsistent with the intent of the State's water quality standards, in particularly the water quality standard for temperature "(see attached 3/20/14 letter from the EPA).

At the November 19, 2014 meeting of the City Council Administrative Services Committee (see attached minutes), Mary Steckel, Public Works Department Head, indicated that resolution of the issues being considered by the DEQ, the EPA and the NWEA will probably result in the city being required to comply with new thermal regulations.

As we prepare for the new regulations, it is important to note that the use of the environmentally sensitive Orleans Natural Area for a treatment facility of any kind has been strongly opposed by many community members, environmental and other organizations, and the City's own Parks**,** Natural Areas and Recreation Board. Additionally, the attached EPA letter specifically casts doubt on the effectiveness of such use of hyporheic zones for thermal treatment.

Therefore, we ask that the City Council act now to end any further consideration of the Orleans Natural Area for a water treatment facility or any other kind of inappropriate development. There is some urgency that the Council clarify its position as soon as possible, so that staff can devote their efforts, with strong community involvement, to pursuing other options for meeting the thermal regulations.

Sincerely,

Jennifer Ayotte
Patricia Benner
Trish Daniels
Dave Eckert
Liz Frenkel
Bob Frenkel
Phil Hays
Tony Howell
Marilyn Koenitzer
Shelly Murphy

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10
1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

OFFICE OF
WATER AND
WATERSHEDS

March 20, 2014

Ms. Jennifer Wigal, Water Quality Program Manager
Oregon Department of Environmental Quality
811 S.W. Sixth Ave.
Portland, OR 97201-4987 *via email to: Wigal.Jennifer@deq.state.or.us*

Re: U.S. Environmental Protection Agency Concerns about Oregon Department of Environmental Quality's (DEQ's) Internal Management Directive (IMD) - Disposal of Municipal Wastewater Treatment Plant Effluent by Indirect Discharge to Surface Water via Groundwater or Hyporheic Water (DRAFT, dated September 2013)

Dear Ms. Wigal:

The EPA understands that DEQ is revising its IMD entitled, *Disposal of Municipal Wastewater Treatment Plant Effluent by Indirect Discharge to Surface Water via Groundwater or Hyporheic Water* dated September 2013. The EPA has reviewed the draft document and has concerns about the approach set out in the document. We feel it is prudent to communicate these concerns to you at this time before additional resources are spent further revising the draft document.

As background, Northwest Environmental Advocates (NWEA) expressed concerns about the use of hyporheic flow for the cooling of thermal discharges in a letter to the EPA, dated July 26, 2013. NWEA presented information detailing the importance of hyporheic flows as thermal refugia for cold-water species and their contribution "to the physical, chemical, and biological processes of natural streams." The EPA has similar concerns about the overall impacts of these indirect discharges to environmentally important and sensitive areas. In addition, the EPA has concerns related to the logistics of permitting discharges into hyporheic zones.

The use of hyporheic zones in permitting wastewater discharges challenges the scope of the Clean Water Act (CWA) and the National Pollutant Discharge Elimination System (NPDES) regulations. The EPA considers the hyporheic zone of a river as surface waters and thus these waters are to be permitted as such from a NPDES permitting standpoint. The indirect nature of discharges to surface waters through hyporheic zones complicates the identification of the point of compliance with surface water quality standards.

The EPA views the permitting of discharges to the hyporheic zone as inconsistent with the intent of the State's water quality standards, in particular the water quality standard for temperature. The goal of the temperature water quality standard calls for the protection and restoration of cold water to streams and rivers that are designated for salmon, steelhead, and cold-water trout uses [OAR 340-041-0028(2)]. Further, the temperature standard includes a criterion for the protection and restoration of cold water refugia in waters designated as a migration corridor for salmonids [OAR 340-041-0028(4(d)].

The hyporheic zone, where there is mixing of groundwater and surface water, is recognized to be an important feature of a riverine system that contributes cold-water flows to rivers and streams, in addition to providing in-stream habitat for various lifestages of salmonids and other aquatic species. The approach in the IMD appears to adversely impact the cold water that hyporheic flows provide to a river, which appears to conflict with the objective expressed in the water quality standard. The IMD does not address this apparent conflict with the water quality standard, nor does it provide a context for evaluating the net effect permitting indirect discharges may have on meeting in stream temperature standards.

In addition, the IMD lacks specificity in relation to design and operational considerations when evaluating the feasibility and environmental benefits of indirect discharge proposals. The EPA cannot support this approach without a clear understanding of the design requirements and evaluation criteria such as waste management zone design and site-specific hydrogeological study requirements. The IMD must incorporate details encompassing the design and evaluation criteria used to determine the feasibility of each project and its impact on the receiving water.

Finally, the permitting approach is contrary to the General Policies of the Groundwater Quality Protection Rule for preventing groundwater pollution and protecting beneficial uses. While the CWA does not govern groundwater quality, it did not contemplate shifting pollution to groundwater as a means of avoiding direct discharges to surface water. The EPA believes groundwater to be a valuable resource to be protected.

The EPA recognizes the complexities DEQ faces in permitting municipal wastewater treatment plant (WWTP) discharges to impaired waters. In particular, permitting discharges to temperature-impaired waters presents significant challenges. However, based on the EPA's understanding of this draft IMD, we believe the proposal to discharge to hyporheic flows conflicts with the State's water quality standard for temperature, the State's ground water regulations and possibly the federal NPDES regulations. The EPA asks DEQ to reconsider providing municipal WWTPs with this option for wastewater discharges, given the regulatory, technical and biological uncertainties of this discharge approach.

Should the State choose to move forward with this permitting approach, the EPA requests early involvement in any proposed discharges to hyporheic zones to determine if such projects can be permitted under the NPDES program. Please contact me at (206) 553-1906 or Mike Lidgard, NPDES Permits Unit Manager, if you have any further questions. Mike may be reached at Lidgard.michael@epa.gov or (206) 553-1755.

Sincerely,

Christine Psyk, Associate Director
Office of Waters and Watersheds

cc: Mr. Dennis Ades, Oregon Department of Environmental Quality
Mr. Bill Mason, Oregon Department of Environmental Quality
Ms. Debra Sturdevant, Oregon Department of Environmental Quality
Ms. Nina Bell, Executive Director, Northwest Environmental Advocates

CITY OF CORVALLIS
COUNCIL ACTION MINUTES
January 5, 2015

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Presentation 1. Municipal Judge Introduction Page 6	Yes		
Visitors' Propositions 1. OCWCOG (George) 2. Standing Committee meeting times (Price) 3. CMP update (Marquering) Page 7	Yes Yes Yes		
Consent Agenda Page 7			
Unfinished Business 1. OSU District Plan Timeline Page 8	Yes		
ASC Meeting – December 17, 2014 1. Livability Code/Neighborhood Outreach Program Review Page 9	Yes		
Other Related Matters 1. Municipal Judges *Pro Tem* 2. Littering Page 9			• RESOLUTION 2015-01 passed U • ORDINANCE 2015-01 passed U
Public Hearing 1. CDBG/HOME Annual Action Plan Pages 9-11	Yes		
Mayor's Report 1. Election of Council President and Vice President for 2015-2016 Term of Office 2. Standing Committee Appointments and Appointments of Council Liaisons to Advisory Boards and Commissions 3. Updated Advisory Boards and Commissions Directory Pages 11-12	Yes Yes		• Council President Penny York passed U • Council Vice President Hal Brauner passed U
Council Reports 1. Parking meters in residential parking districts and collecting taxes on recreational marijuana (Hirsch) 2. Request for information about the CMP (Bull) Page 12	Yes Yes		

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Staff Reports 1. 2015-2016 Ward meetings 2. 2015 Government Comment Corner 3. Council Policies to be reviewed in 2015 4. Calendars Pages 12-13	Yes		• Continue City-sponsored Ward meetings agreed by consensus • Continue Government Comment Corner agreed by consensus • Change to website calendar only; delete three-month and activity calendars agreed by consensus

Glossary of Terms

ASC	Administrative Services Committee
CDBG	Community Development Block Grant
CMP	Campus Master Plan
HOME	Home Investment Partnerships Program
OCWCOG	Oregon Cascades West Council of Governments
OSU	Oregon State University
U	Unanimous

CITY OF CORVALLIS
COUNCIL ACTION MINUTES
January 5, 2015

I. SWEARING IN

Municipal Judge Dunfield administered oaths of office to Mayor Traber and Councilors.

II. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:39 pm on January 5, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull, Glassmire, Hann, Hirsch, Hogg, York

Mayor Traber directed Councilors' attention to items at their places, including an email from Oregon State University (OSU) Attorney Christie White concerning the OSU Campus Master Plan (CMP) Update timeline (Attachment A), a handout showing proposed changes to an ordinance concerning offensive littering (Attachment B), a sample listing of items from the calendar on the City's website (Attachment C), and a copy of the staff's presentation concerning the Community Development Block Grant public hearing (Attachment D).

V. PROCLAMATION/PRESENTATION/RECOGNITION

A. Municipal Judge Introduction

Corvallis Municipal Court Judge Dunfield provided an overview of Municipal Court services.

In response to Councilor Beilstein's observation that Corvallis processes ten times as many parking citations as Salem and Eugene, Judge Dunfield said some cities outsource the function, so it may appear that Corvallis processes more citations than other municipalities. He added that Corvallis' Municipal Court handles parking violations efficiently; and while they do not require a lot of the Judge's time, processing them can be administratively burdensome. He complimented Municipal Court staff for their expertise and ability to operate efficiently.

In response to Councilor Glassmire's inquiry, Judge Dunfield said he typically appears before the City Council in June as part of the Judge's evaluation process. He was happy to meet with any Councilor who would like more information about Municipal Court activities; and he encouraged Councilors to observe Municipal Court proceedings, which were held on Monday afternoons, all day on Wednesdays, and Thursday mornings.

VI. VISITORS' PROPOSITIONS

Lydia George, Deputy Director of Oregon Cascades West Council of Governments, said her organization staffed the Corvallis Area Metropolitan Planning Organization, and provided senior and disability services, including the senior meals program. She looked forward to continuing to work with the City on projects of mutual interest.

Carl Price asked Council to schedule Standing Committee meetings during evening hours so more residents could attend and participate in City government.

Louise Marquering said OSU's increased enrollment had changed the community and she was trusting Councilors to help lead when the City negotiated with OSU regarding the CMP update. Parking was her greatest concern and she requested that the Council ask OSU to be responsible for its own parking. She noted the expansion of the Nike campus in Beaverton, which is expected to include 1,900 additional parking spaces. Councilor York noted Ms. Marquering's involvement in Corvallis Matters and thanked her for hosting Council candidate forums prior to the November 2014 election. Ms. Marquering said Corvallis Matters would invite Councilors to meet with them again soon.

VII. CONSENT AGENDA

Councilors Brauner and Beilstein, respectively, moved and seconded to adopt the Consent Agenda as follows:

A. Reading of Minutes
   1. City Council Work Session – December 11, 2014
   2. City Council Meeting – December 15, 2014
   3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
      a. Airport Advisory Board – December 2, 2014
      b. Arts and Culture Advisory Board – November 19, 2014
      c. Bicycle and Pedestrian Advisory Board – December 5, 2014
      d. Capital Improvement Program Commission – October 30, 2013, November 12 and November 13, 2014
      e. Citizens Advisory Commission on Civic Beautification and Urban Forestry – December 11, 2014
      f. City Legislative Committee – December 15, 2014
      g. Downtown Parking Committee – December 2, 2014
      h. Economic Development Commission – November 10, 2014
      i. Historic Resources Commission – November 25 and December 9, 2014
      j. Watershed Management Advisory Board – December 17, 2014

B. Approval of an ambulance mutual aid intergovernmental agreement

C. Approval of a lease extension for 5595 SW Plumley Place

D. Approval of an application for a Limited On-Premises Sales liquor license for City of Corvallis for Majestic Theatre, 115 SW Second Street (Change of Ownership)

The motion passed unanimously.

VIII. ITEMS REMOVED FROM CONSENT AGENDA – None.

IX. UNFINISHED BUSINESS

A. OSU District Plan Timeline

Mayor Traber referred to the memorandum in the packet and provided an overview of the process to date.

Councilor York reviewed the list of questions she provided to staff in advance of the meeting (Attachment E), noting answers would be helpful for the January 13 joint work session with the Planning Commission.

Councilor Bull referred to Table 3.36-2: Building Square Footage by Sector contained in Land Development Code (LDC) Section 3.36.50.01 - Sector Development Allocation. In response to her inquiry, Community Development Director Gibb said use of square footage was tracked by sector; however, uses allowed in the OSU Zone were not linked to the sectors. Councilor Bull observed that development beginning on January 1, 2004 appeared to fall under the current CMP. She said, practically speaking, a ten-year expiration would seem to be December 31, 2013 and a twelve year expiration would be December 31, 2015. City Attorney Fewel said the email from OSU Attorney White (Attachment A) reinforced his opinion that there were ambiguities about when the CMP expired. He said the Council had the authority to interpret what expiration date was intended and Councilor Bull's inquiry reflected one of the core questions to be answered.

In response to Councilor Brauner's inquiry, Mr. Fewel said if Council interpreted that a longer time frame, such twelve years, was intended, and a new CMP was adopted in advance of that date, Council could determine that the old CMP had expired.

Councilor Beilstein said he would be absent from the January 13 work session. He believed the existing CMP was in effect until a new plan was adopted, so he preferred the City to diligently pursue a new CMP as soon as possible.

Councilor Brauner suggested Councilors send questions to staff as soon as possible so answers could be provided prior to the January 13 work session.

Councilor Bull cited LDC Section 3.36.40.05 - Campus Master Plan Update: *The CMP covers a 10- to 12-year planning period. However, if conditions change significantly or other unanticipated events occur, it may be necessary to update the CMP before the end of the planning period.* She noted the current CMP was based on a student population of 22,000; and she believed the increased enrollment, along with parking and traffic issues, indicated that the environment had changed. Mayor Traber said Council may also wish to consider whether it wanted to spend time making small changes to the existing CMP compared with focusing their time on the new plan.

X. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee (HSC) – None

B. Urban Services Committee (USC) – None

C. Administrative Services Committee (ASC) – December 17, 2014

1. Livability Code/Neighborhood Outreach Program (LCNOP) Review

Councilor Brauner provided an overview of the LCNOP process to date. The goal was to ensure properties in Corvallis were in good condition, that rental properties were safe, and that properties did not become blighted and thereby reduce property values of nearby homes. Such an effort had to be balanced to ensure the City did not become a homeowners association. He noted the gaps to be addressed were outlined on page 438 of the electronic Council meeting packet. ASC held separate meetings to address interior conditions for rental properties, external property conditions, and administrative provisions. The Committee directed staff to develop detailed code language which would ultimately come to Council for consideration.

The item was for information only.

D. Other Related Matters

1. Municipal Judges *Pro Tem*

Mr. Fewel read a resolution relating to the appointment of Municipal Judges *Pro Tem*.

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

RESOLUTION 2015-01 passed unanimously.

2. Littering

Mr. Fewel read an ordinance amending Municipal Code Chapter 5.03, "Littering," as amended. He noted Attachment B outlined the recommended changes and the amendments aligned the City's Municipal Code with State law.

ORDINANCE 2015-01 passed unanimously.

Mayor Traber recessed the meeting from 7:26 to 7:30 pm

XIII. PUBLIC HEARING

A. Community Development Block Grant (CDBG)/HOME Annual Action Plan

Mayor Traber opened the public hearing and read the order of proceedings.

Housing and Neighborhood Services Division Manager Weiss reviewed the memorandum in the packet and provided a PowerPoint presentation (Attachment E).

Andrea Myhre from the Jackson Street Youth Shelter (JSYS) thanked the City for their past support. She highlighted the JSYS transitional living program and read from prepared testimony (Attachment F). In response to Councilor Hann's inquiries, Ms. Myhre said she did not readily have figures about the JSYS transitional living program's cost per youth; however, she did not believe it was very expensive, as the program had only one full-time staff person. She believed JSYS had made a positive impact on the community over the past 15 years and the County's Ten Year Plan to End Homelessness had been helpful. Case

managers at JSYS work with youth to develop a plan and goals, and then coordinate with organizations that offer resources and services. Councilor York thanked Ms. Myhre for providing a tour of the Shelter and Ms. Myre welcomed others to contact her if they were interested in seeing the facility.

Sheila O'Keefe, South Corvallis Food Bank, said rent on their facility was the organization's second largest expense and she planned to apply to the City CDBG program for rental assistance. The organization served over 300 households and 40 percent of their clients were children. Some clients regularly received food and others only sought assistance once or twice due to an emergency. The Food Bank also had a weekly program to share surplus food; it was most beneficial during summer months when produce was readily available. In response to Councilor Hirsch's inquiry, Ms. O'Keefe said the Food Bank operates similar to a grocery store and does not serve hot food. Councilor Hirsch said he recently noticed that a local grocery store had thrown away several whole, cooked chickens at the end of the day, and he wondered if there was a way to give them to the Food Bank instead. Ms. O'Keefe said another program worked with local stores and the Food Bank was not equipped to take advantage of his idea. In response to Councilor Hann's inquiry, Ms. O'Keefe said the Food Bank provided new clients with copies of a Community Services Consortium booklet listing services which may be helpful. The goal of the Food Bank was to lower food costs for their clients and Ms. O'Keefe was happy to provide tours or answer questions.

Jim Moorefield, Director of Willamette Neighborhood Housing Services (WNHS), said rehabilitation of the Julian Hotel on SW Second Street was WNHS' latest project. Approximately $595,000 in City Home Investment Partnership Program (HOME) funds were used to leverage other public and private funds. The organization's next project was Seavey Meadows Phase 3 where twelve more units would be added, with eight set aside for veterans. He estimated that 4,750 households in Corvallis were spending more than half of their income on rent. In response to Councilor Beilstein's inquiry about recommendations from the recently completed Housing Study, Mr. Moorefield said repeal of the state's preclusion on inclusionary zoning would be helpful. Mayor Traber noted the City's Legislative Committee expressed support for repeal, which was expected to be reviewed by the Oregon Legislature. In response to Councilor Bull's inquiry, Mr. Moorefield said WNHS seeks available land that is affordable, and he asked the City to modify the buildable lands inventory scope of work to include availability of land. In response to Councilor Glassmire's inquiry, Mr. Moorefield said WNHS projects are funded through grants and loans.

Mary Zelinka, Facilities Manager for the Center Against Rape and Domestic Violence (CARDV), thanked the City for its past support. CARDV had been serving Linn and Benton Counties since 1981, providing a 24-hour hotline and 24-hour on-scene response, among other services. Two confidential safe shelters in Corvallis and the new Advocacy Center at Alexander Court were purchased with CDBG funds. Ms. Zelinka noted that ten units at Alexander Court were set aside for domestic violence survivors and CDGB/HOME funds also helped to offset shelter rehabilitation expenses.

Mayor Traber closed the public hearing.

In response to Councilor Beilstein's inquiry, Mr. Weiss said Corvallis was a participating jurisdiction and HOME funding allocated by the State only applied to applications submitted by developers who were in non-participating jurisdictions. The City had obtained some additional limited funding from recycling old grants, the City's General Fund, and receipt of money from some very old revolving loans from prior decades. The balance of project funding came directly from CDBG/HOME monies or revenue received from repayment of CDBG revolving loans, which must be used for other CDBG-eligible projects. Mr. Gibb

noted in the short term, the City will need to bridge the gap associated with anticipated reduced Federal funding. It was estimated that CDBG-based loans brought about $120,000 back to the City each year and revenues from loaned HOME funds averaged around $45,000.

In response to Councilor Bull's inquiry, Mr. Weiss said housing needs were measured in numerous ways, such as rent cost burden. The City often receives three to four times the number of applications for homeowner rehabilitation loans than the City could address.

In response to Councilor Hann's inquiry, Mr. Weiss said the decrease in Federal funds had been due to legislative decisions. Approximately six years ago, the HOME program fell out of favor at the Federal level, as legislators did not believe monies were being used effectively and as a result funding levels were reduced while rules became increasingly strict. The City was limited in its ability to address the needs of more clients than it has, as housing became more expensive and the cost of living had increased, but incomes had not kept pace.

In response to Councilor Glassmire's inquiry, Mr. Weiss said staff would bring suggestions for additional sources of funding back to Council for consideration.

XI. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Election of Council President and Vice President for 2015-2016 Term of Office

Mayor Traber invited Councilors to express what they would like to see in a Council President and Vice President.

Councilor Glassmire hoped Councilors could participate in setting meeting agendas and he would like to see advantages and disadvantages presented for issues brought to the Council.

Councilor Hirsch said he was optimistic about where the Council was going as a group and he expressed support for Councilor York as Council President.

Councilors Bull and Hann, respectively, moved and seconded to nominate Councilor York for Council President.

The motion passed unanimously and Councilor York was elected as Council President.

Councilors Hann and Hirsch, respectively, moved and seconded to nominate Councilor Brauner for Council Vice President.

The motion passed unanimously and Councilor Brauner was elected as Council Vice President.

2. Standing Committee Appointments and Appointments of Council Liaisons to Advisory Boards and Commissions

Mayor Traber distributed the list of appointments (Attachment G). He noted the Council did not have criteria for which community advisory bodies should have a

City Council liaison. As a result, he deferred action on the appointments pending a Council work session to discuss the matter. Councilors who wanted to volunteer to serve on a particular community advisory body were encouraged to express their interests to the Mayor.

Councilor Hogg requested being a Council liaison to the Madison Avenue Task Force.

In response to Councilor Beilstein's request to serve on the Community Policing Forum, Mayor Traber explained the Forum had changed to a Department Advisory Committee, so a Council liaison was no longer needed.

3. Updated Advisory Boards and Commissions Directory

Mayor Traber distributed the Directory.

B. Council Reports

Councilor Hirsch requested that staff follow up regarding the feasibility of, and revenue associated with, placing parking meters in residential parking districts. He suggested parking passes could be provided for those who lived in the districts and revenue could be collected from others who wished to park there. City Manager *Pro Tem* Brewer said staff would provide the information for Council consideration.

In response to Councilor Hirsch's inquiry, Mr. Fewel said it was hoped the State would remove prohibition on cities collecting taxes on recreational marijuana. He opined if the City pursued a tax absent that change, such an effort would likely be met with litigation.

Councilor Bull requested more information about the CMP, including a list of developments that had occurred as a result of the current CMP. She was interested in projects that resulted in increased square footage or impacted Table 3.36-2: Building Square Footage by Sector contained in the LDC. Her understanding was that information could be obtained from permit files; and she specifically requested data about the use of the building, ownership, the applicant, the amount of parking that would have been required if the project had not been through OSU, and parking spaces that were created or removed in association with the project. Ms. Brewer said staff would review what information was readily available and if providing the data would take more than a few hours, staff would return to Council for approval to further expend staff resources in pursuit of the answers. Councilor Bull said the information was important to her. Councilor Brauner said the information requested by Councilor Bull aligned with requests being forwarded to staff for the January 13 work session related to the upcoming legislative action and Comprehensive Plan update.

C. Staff Reports

1. 2015-2016 Ward meetings

Councilors agreed it was appropriate to continue City-sponsored Ward meetings. Those who were interested in signing up were asked to contact City Recorder Holzworth.

2. 2015 Government Comment Corner

Councilors were supportive of continuing Government Comment Corner. A sign-up sheet would be shared at Standing Committee meetings.

3. Council Policies to be reviewed in 2015

The item was for information only.

4. Calendars

Councilors agreed it was acceptable to switch to one Internet-based calendar on the City's website and providing a hard copy of the calendar for the printed version of the Council packet was appropriate.

XII. NEW BUSINESS – None

XIII. ADJOURNMENT

The meeting adjourned at 9:29 pm.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Brewer, Nancy

From: Christe White [CWhite@radlerwhite.com]
Sent: Monday, January 05, 2015 1:33 PM
To: Gibb, Ken; City Attorney Brewer; Brewer, Nancy
Cc: Dodson, David (David.Dodson@oregonstate.edu)
Subject: OSU and City CMP Update Timeline

Ken, Nancy and Jim, thanks very much for the Council packet. I have reviewed the packet and appreciate the thoughtful analysis on the issue of expiration. If it helps at all I want to concur with a number of your conclusions. I also want to assure you on behalf of OSU that the purpose of this discussion is to establish a productive and collaborative working timeline for a CMP update process with the City and interested stakeholders that provides sufficient time to develop a thoughtful update. We believe we can accomplish that mutual objective before the CMP planning period expires in 2016. OSU has no current intent to pursue a CMP update outside of our mutually agreed upon process.

1. I agree that the CMP and OSU zone are not as clear as we would like them to be on this issue of expiration. Having said that, you have posited a number of plausible conclusions that we agree on.
2. On the issue of whether the use of the term "decade" in the purpose statement requires a 10 year expiration, we concur with your alternative analysis that the decade term is used in a purpose statement, is not listed as an update standard, and is likely superseded by the more specific language in 3.36.40.05 which directly addresses the update requirements and which refers to the 10 to 12 year planning period. This interpretation is supported by ORS 174.020(2)and *Siporen v. City of Medford,* 349 Or 247 (2010). Under this authority, the specific provisions for CMP updates would rule over any general provision referring to a decade that is contained within a purpose statement. Lastly, if the decade analysis prevailed, the CMP would have expired at the end of 2014, not 2015. That expiration seems the most inconsistent with the City's intent when it adopted the CMP, given the balance of the language in the update sections of the code and CMP referring to a 10 to 12 year planning period.
3. We also agree with the part of your analysis that calls out the various locations in both the CMP and the code that define a 10 to 12 year planning period. Those references are found in the code when the code is specifically addressing the update triggers. As I think you discussed in your alternative analysis, 3.36.40.05 specifically addresses update triggers, refers to the planning period and then establishes that the planning period is 10 to 12 years. We also agree that this code reference is consistent with the many page references in the CMP itself which describe the 10 to 12 year planning period.
4. As to the issue of projections in the CMP that extend through 2015, the code adopts four specific update triggers: (1) exceeding total development allocation for the campus for all sectors; (2) new CMP policies are created; (3) campus wide parking occupancy is greater than 90%; or (4) the CMP planning period has expired. None of these triggers have been met to date. The first trigger that OSU will likely hit is the expiration of the planning period which is the 10 to 12 year reference in the code and CMP.
5. Lastly, we agree that the code itself governing OSU has no expiration date. However, we also feel confident that the City and OSU will work through a CMP update before the expiration of the planning period and therefore the CMP regulatory status upon expiration is less of a concern.

We understand that you are offering a myriad of ways of looking at the expiration question and we appreciate that conversation. I hope these further comments assist in the discussions tonight and over the next few weeks. We value the opportunity to work through the next plan update in a timeline that works for the City, OSU and stakeholders. Please let me know if you have any questions. Best, CCW

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111 SW Columbia Street, Suite 1100
Portland, OR 97201
T 971.634.0200 F 971.634.0222 Direct 971-634-0204

We advise you that any discussion of federal tax matters in this email is not intended or written to be used, and may not be used by you or any taxpayer, to (a) avoid penalties under the Internal Revenue Code, or (b) promote, market or recommend to any other party any transaction or matter addressed herein. All taxpayers should seek independent tax advice.

Section 5.03.110.010 – Offensive Littering.

1) No person shall create an objectionable stench or degrade the beauty or appearance of property or detract from the natural cleanliness or safety of property by:

   a) D~~d~~iscarding or ~~,~~ depositing ~~, throw, or sweep~~ any rubbish, trash, garbage, debris, ~~decayed or decaying substances,~~ or other refuse~~, including, but not limited to, leaves, broken glass, bottles, soil, and/or nails,~~ upon the land of another without permission of the owner, or upon any public way or in or upon any ~~other property owned, leased, or controlled by the City~~ public way or in or upon any public transportation facility.

   b) Draining, or causing or permitting to be drained, sewage or the drainage from a cesspool, septic tank, recreational or camping vehicle waste holding tank or other contaminated source, upon the land of another without permission of the owner, or upon any public way; or

   c) Permitting any rubbish, trash, garbage, debris or other refuse to be thrown from a vehicle that the person is operating. This subsection does not apply to a person operating a vehicle transporting passengers for hire subject to regulation by the Interstate Commerce Commission or the Department of Transportation or a person operating a school bus described under ORS 801.460.

2) As used in this section:

   a) "Public transportation facility" means any property, structure or equipment used for or in connection with the transportation of persons for hire by rail, air or bus, including any railroad cars, buses or airplanes used to carry out such transportation.

   b) "Public way" includes, but is not limited to, roads, streets, alleys, lanes, trails, beaches, parks and all recreational facilities operated by the state, a county or a local municipality for use by the general public.

3) Offensive littering ~~A violation of this Section~~ is a Class ~~A~~ C Misdemeanor.

(Ord. 82-77 § 110.01, 1982)

CITY MEETINGS TEST

EVENT	DATE/TIME	LOCATION	ADDRESS
HOLIDAY - ALL CITY OFFICES CLOSED	1/1/2015 12:00 AM		
Bicycle and Pedestrian Advisory Board	1/2/2015 7:00 AM	Madison Avenue Meeting Room	500 SW Madison Avenue
NO Government Comment Corner	1/3/2015 10:00 AM	Library Lobby	645 NW Monroe Avenue
City Council	1/5/2015 6:30 PM	Downtown Fire Station	400 NW Harrison Boulevard
Airport Advisory Board	1/6/2015 7:00 AM	Madison Avenue Mtg Rm	500 SW Madison Avenue
Human Services Committee	1/6/2015 2:00 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Downtown Parking Committee	1/6/2015 4:00 PM	Downtown Fire Station	
Urban Services Committee	1/6/2015 5:00 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Administrative Services Committee	1/7/2015 3:30 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Planning Commission	1/7/2015 7:00 PM	Downtown Fire Station	400 NW Harrison Blvd.
Civic Beautification and Urban Forestry Advisory Committee	1/8/2015 8:30 AM	Parks and Rec Conference Room	1310 SW Avery Park Drive
Mayor/Council Orientation	1/8/2015 6:00 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Government Comment Corner	1/10/2015 10:00 AM	Library Lobby	645 NW Monroe Avenue
City Council Special Meeting - Historic Neighborhood Trolley Tour	1/10/2015 12:45 PM		
Economic Development Advisory Board	1/12/2015 3:00 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
City Council/Planning Commission Joint Work Session	1/13/2015 6:00 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Historic Resources Commission	1/13/2015 6:30 PM	Downtown Fire Station	400 NW Harrison
Downtown Advisory Board	1/14/2015 5:30 PM	Madison Avenue Meeting Room	500 SW Madison Avenue
Corvallis-Benton County Public Library Board	1/14/2015 7:30 PM	Corvallis Public Library	645 NW Monroe Ave
Parks, Natural Areas and Recreation Advisory Board	1/15/2015 6:30 PM	Downtown Fire Station	400 NW Harrison Blvd.
NO Government Comment Corner	1/17/2015 10:00 AM	Library Lobby	645 NW Monroe Avenue
HOLIDAY CLOSURE	1/19/2015 12:00 AM		
City Council	1/20/2015 6:30 PM	Downtown Fire Station	400 NW Harrison Boulevard
Housing & Community Development Advisory Board	1/21/2015 12:00 PM	Madison Avenue Meeting Room	500 SW Madison Ave

CORVALLIS CDBG & HOME PROGRAMS

CDBG & HOME Programs

- CDBG: Community Development Block Grant Program
- HOME: HOME Investment Partnerships Program
- Both are programs of the U.S. Department of Housing and Urban Development
- With a population over 50,000, Corvallis receives annual allocations of funds as a CDBG Entitlement Community and a HOME Participating Jurisdiction

CDBG & HOME National Program Goals

- Provide decent, safe and affordable housing
- Alleviate the problems of excessive rent burdens, homelessness and deteriorating housing stock
- Establish and maintain a suitable living environment
- Provide expanded economic opportunities

Both programs were created to provide assistance to people with low, very low and extremely low incomes

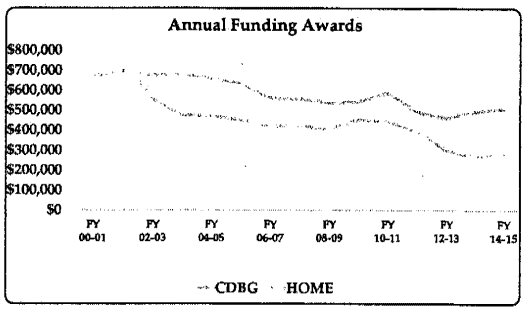
CDBG Funding History

- First Corvallis CDBG award received for FY 2000-01 in the amount of $672,000
- Highest award was $697,000 in FY 2001-02
- Award amounts have generally decreased since FY 2001-02
- FY 2014-15 award amount is $509,401, 27% less than highest award amount
- FY 2015-16 award amount not yet announced

HOME Funding History

- First Corvallis HOME award received for FY 2001-02 in the amount of $750,000*
- Highest regular award was $556,000 in FY 2002-03
- Award amounts have generally decreased since FY 2002-03
- FY 2014-15 award amount is $278,985, 50% less than highest award amount
- FY 2015-16 award amount not yet announced

CDBG & HOME Funding History



Local CDBG & HOME Goals

- Local goals are established in five-year CDBG/HOME Consolidated Plans to be carried out through annual Action Plans
- Current Consolidated Plan goals include:
  - Create and retain affordable housing opportunities
  - Maintain the quality of affordable housing
  - Support achievement of the goals of the *Benton County Ten Year Plan to Address Homelessness*
  - Support agencies that provide direct services to low income and special needs populations

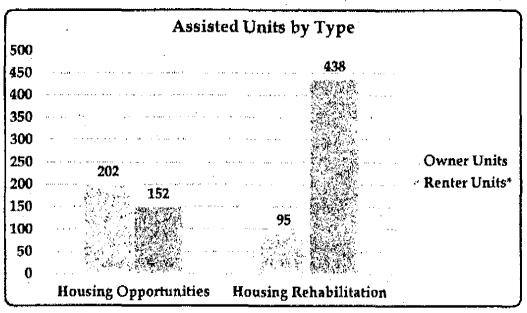
CDBG & HOME Outcomes: *Housing Opportunities*

- Down payment assistance loans totaling $1.7 million have been provided to assist 202 low income households with the purchase a home
- Loans and grants totaling $5.9 million have been provided to support the acquisition or construction of 152 affordable housing units
- Combined, City CDBG and HOME investments have provided $7.6 million to support the creation of 354 affordable housing opportunities

CDBG & HOME Outcomes: *Housing Rehabilitation*

- Housing rehabilitation loan assistance totaling $2.5 million has been provided to help 95 low income home owners maintain their homes
- Loans and grants totaling $1.7 million have been provided to support the rehabilitation of 438 affordable rental housing units
- Combined, City CDBG and HOME investments have provided $4.2 million to support the rehabilitation of 533 affordable housing units

CDBG & HOME Outcomes: *Assisted Housing Units, 2000-2014*



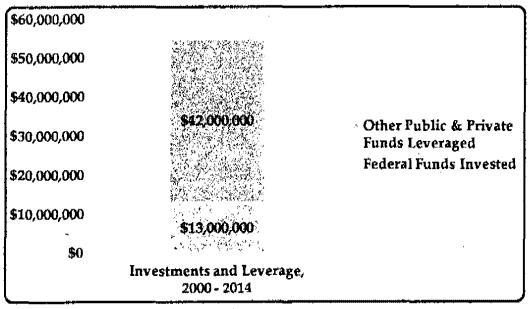
CDBG Outcomes: *Services Funding*

- Up to 15% of each year's CDBG award may be expended to support the operation of non-profit social service activities
- Just over $1 million has been allocated to support such activities through the City's CDBG Human Services Fund
- More than 32,000 individuals have received assistance through agency support provided by the Human Services Fund

CDBG & HOME Investments

- CDBG and HOME funding is invested as both housing grants and housing loans
- Over $5 million has been loaned to support housing rehabilitation and the creation of affordable opportunities since FY 2000-01
- To date, loans have generated just over $3 million in repayment revenue
- The City's total investments of nearly $13 million in CDBG and HOME funds have leveraged over $42 million in private and other public support

CDBG & HOME Investments
Funds Invested/Funds Leveraged



CDBG and HOME Investments:
Housing Partners

- Housing-targeted assistance has been provided to non-profit agencies that develop, own and/or operate affordable housing
- Key special needs housing partners have included Home Life, the Arc of Benton County, Jackson Street Youth Shelter and the Corvallis Homeless Shelter Coalition
- Key affordable family housing partners have included Benton Habitat for Humanity and Willamette Neighborhood Housing Services

CDBG and HOME Investments:
Willamette Neighborhood Housing Services

- Formed through a City partnership with the Neighborhood Reinvestment Corporation in FY 1990-91
- Acts as the City HOME program's Community Housing Development Organization (CHDO)
- The City has invested just over $7.7 million from all sources in WNHS projects and operations since 1991
- Project investments have supported WNHS in the construction, acquisition, or rehabilitation of over 200 affordable units

CDBG Investments:
Services Partners

- Human Services Fund assistance is provided to support the operations of key partner agencies
- Homeless services agencies have included Community Outreach, the Center Against Rape and Domestic Violence, the Corvallis Homeless Shelter Coalition, the Jackson Street Youth Shelter, and the Corvallis Daytime Drop-in Center
- Other assisted agencies that help low income residents have included the South Corvallis Food Bank, Furniture Share, the Old Mill Center, Home Life, Grace Center, and others

CDBG and HOME
Annual Program Planning

- Formal FY 15-16 planning process begins with tonight's public hearing – no action required
- Annual City Request for Proposals process is underway
- Funding proposals will be considered by the Housing and Community Development Advisory Board in February, with recommendations in March
- The City Council will consider and take action on HCDAB recommendations in April
- Annual Action Plan due to HUD in May

OSU legislative review – questions for staff - PY

My ultimate goal for our legislative review is to ensure that University and City land uses become compatible and serve:

- *The operational needs and the educational mission of OSU and*
- *The operational needs of the City and the livability and economic needs of Corvallis residents.*

Questions:

- If something appears in the CMP, but not in the LDC or Comp Plan, is it enforceable by the City?
    - Example: the CMP 5.1.b requires that a Campus Planning Committee (CPC) with a membership including the City and the Corvallis community will review building proposals, zoning regulations, and related issues. In the development of the Linus Pauling Center no committee was formed and no review was done. The University informed the City that it wasn't necessary because the CPC wasn't mentioned in LDC 3.36.
- What are the potential negative consequences for the City if we interpret the maximum possible expiration date (12 years)?
- What are the potential negative consequences for the City if we interpret the minimum possible expiration date (10 years)?
- What are the options for the status of land use changes at the University if there is a gap between when the current CMP expires and a new one is adopted? And what are the advantages/disadvantages of each? (Given the apparent supremacy of the LDC, does this matter?) Possibilities:
    - Council chooses to continue the existing CMP to a date certain.
    - Council imposes a moratorium on building and/or reduction of parking.
    - OSU follows normal city LDC policies (i.e. not protected by 3.36).
    - Council and OSU reach an agreement on a modification of the current CMP to be in place during the gap.
    - Others?
- Can the Council direct the CM to ensure all monitoring and mitigation specified in the LDC, CMP and Comp Plan are done by the City and OSU?
    - 11.12.2 The University shall develop **and implement** a transportation plan that **reduces the negative traffic and parking impacts on existing residential areas**.
    - 11.4.3 All traffic generators shall provide adequate parking.
    - 3.36.90 Campus Master Plan Monitoring – this has not been followed (see above example re: Linus Pauling Center.
- Some other areas of concern
    - 3.36.40 Procedures and determination of compliance
    - 336.20 – "the development area definition supersedes the development site definition"

From Councilor York

Andrea Myhre, Grants Officer, Jackson Street Youth Shelter Inc. testimony to Corvallis City Council on 1/5/15:

The JSYSI Transitional Living Program is helping youth who are the most vulnerable and at-risk in our community. Older homeless youth (ages 18-21) often end up leading bleak lives, Many have not yet graduated from high school, have dropped out, and/or are unemployed without many job skills or connections. Their chances of experiencing an unplanned pregnancy, being victimized through prostitution or trafficking, or getting involved in gangs or other criminal activity, are extremely high.

Our TLP house (which is a four bed facility) is an important piece of the safety net that we are working to build with other organizations to ensure that runaway and homeless youth have options and support.

Some of our key program objectives include:

- Respond to the needs of homeless youth by providing transitional housing and support services.
- Improve the behavioral, psychological, and physical well-being of homeless youth by using evidence-based approaches, case management, and trauma-informed care.
- Strengthen self-sufficiency and independence of youth by teaching life skills, working with others to provide job training and educational opportunities.

The TLP house is for older homeless youth who are ready to work on taking positive steps toward independence. They must be apply and be approved to move into the house as well as follow the house rules, be enrolled in school or working, and participate in case management. The house has been open to youth for a little over a year, in that time we have served 9 youth.

Here are some stories from youth in our program:

CH, 18 year old male, intake: 1/20/2014

CH had previously been living with his mother in a shelter program, but was asked to leave as his 18th birthday approached. He came to Jackson Street Youth Shelter, Inc. to inquire about shelter opportunities, for which he would also be ineligible as an 18 year old adult. He transitioned in the TLP house in late January.

Five months into his residence at the TLP, CH maintains two part-time jobs, equaling up to 30 hours a week. He has begun to establish a personal finance organization system, is looking into opening a bank account, and is keenly interested in building savings for the future. CH has shown significant dedication to the program, and to his development as a young adult. He maintains a positive relationship with his mother and siblings.

Here is an excerpt from a letter written about the TLP program from CH:

> "I'm writing this because the TLP has made a huge difference in my life and I know it can do the same for others. It's more than just a place to stay. The TLP provides opportunity. I moved in and they helped me figure out how to get food stamps, how to get health insurance, how to get new copies of important documents, and anything else that I needed. I was able to find a job at Ross, and I just got employed at Towne Pump which is going to be close to full time. The TLP helped prepare me to be on my own. It is a fantastic program and I am very thankful to have had the opportunity to stay here."

While not all youth who enter the Transitional Living Program are successful, the majority are improving their lives and are living with hope. Establishing a permanent facility for transitional living for these youth would likely have not been possible without support from the CDBG program. We have been able to leverage the city's commitment and secure over $ 100,000 in grants and donations to purchase the house from the owner and will close on the sale at the end of the month.

MAYOR'S APPOINTMENTS
JANUARY 2015

Standing Council Committees – Rotating Chairs

Administrative Services Committee	Hal Brauner, Barbara Bull, Joel Hirsch
Human Services Committee	Mike Beilstein, Bill Glassmire, Frank Hann
Urban Services Committee	Zach Baker, Roen Hogg, Penny York

Chairs	ASC	HSC	USC
Jan - Apr 2015/2016	Joel Hirsch	Mike Beilstein	Roen Hogg
May - Aug 2015/2016	Hal Brauner	Frank Hann	Penny York
Sep - Dec 2015/2016	Barbara Bull	Bill Glassmire	Zach Baker

COUNCIL LIAISON APPOINTMENTS

City Advisory Boards, Commissions, and Committees

Committee	Meeting Schedule	Liaison
Airport Advisory Board	1st Tuesday, 7:00 am	Zach Baker
Arts and Culture Advisory Board	3rd Wednesday, 5:30 pm	Frank Hann
Bicycle and Pedestrian Advisory Board	1st Friday, 7:00 am	Mike Beilstein
Board of Appeals	on call	Penny York
Capital Improvement Program (CIP) Advisory Board	on call	Penny York
City Legislative Committee	on call	Roen Hogg Bill Glassmire Hal Brauner
Community Involvement and Diversity Advisory Board	TBD	Penny York
Community Police Review Advisory Board	on call, but at least quarterly	Mike Beilstein
Community Relations Advisory Board	TBD	Roen Hogg

Committee	Meeting Schedule	Liaison
Downtown Advisory Board	2nd Wednesday, 5:30 pm	Roen Hogg
Downtown Parking Committee	1st Tuesday, 4:00 pm	Frank Hann
Economic Development Advisory Board	2nd Monday, 3:00 pm	Frank Hann
Historic Resources Commission	2nd Tuesday, 6:00 pm	Barbara Bull
Housing and Community Development Advisory Board	3rd Wednesday, 12:00 pm	Bill Glassmire
King Legacy Advisory Board	4th Tuesday, 5:00 pm	Barbara Bull
Library Advisory Board	1st Wednesday, 7:30 pm	Mike Beilstein
Parks, Natural Areas, and Recreation Advisory Board	3rd Thursday, 6:30 pm	Joel Hirsch
Planning Commission	1st and 3rd Wednesday, 7:00 pm	Penny York
Transit Advisory Board	2nd Wednesday, 8:20 am	Zach Baker
Watershed Management Advisory Board	4th Wednesday, 5:00 pm	Joel Hirsch

Community Advisory Bodies

Committee	**Meeting Schedule**	**Liaison**
Arts Center	2nd Wednesday, 5:30 pm	deferred pending Council action
Associated Students of Oregon State University	various days/times for each task force	deferred pending Council action
Business Enterprise Center	4th Monday, 5:30 pm	deferred pending Council action
Cascades West Area Commission on Transportation	4th Tuesday of odd-numbered months, 5:00 pm	Zach Baker
Cascades West Council of Governments Board of Directors	3rd Thursday of odd-numbered months, 2:00 pm	Biff Traber
Channel 29 Oversight Committee	on call	deferred pending Council action
Community Alliance for Diversity	2nd Monday, 4:00 pm	deferred pending Council action
Community Policing Forum	varies	now a department advisory committee
Corvallis Area Metropolitan Planning Organization	2nd Wednesday, 5:00 pm	Hal Brauner
Corvallis Chamber of Commerce	4th Thursday, 3:30 pm	Frank Hann
Corvallis Housing First - Shelter Steering Committee	Weekly, Monday 2:30 pm	deferred pending Council action
Corvallis Sister Cities Association	Gondar: 3rd Monday, 6:00 pm Uzhgorod: varies	deferred pending Council action
Corvallis Sustainability Coalition	2nd Tuesday, 12:00 pm	Bill Glassmire
daVinci Days	3rd Monday, 5:30 pm	deferred pending Council action

Committee	Meeting Schedule	Liaison
Downtown Corvallis Association	Board - 2nd Wednesday, 8:15 am Membership - 3rd Wednesday, 8:00 am	deferred pending Council action
Economic Vitality Partnership	last Monday of first month of calendar quarter, 5:30 pm	deferred pending Council action
Enterprise Zone Committee	varies	Biff Traber Frank Hann
Homeless Oversight Committee	4th Wed, 1:30 pm	Biff Traber
Linn-Benton Loop Commission	2nd Friday of even-numbered months, 1:30 pm	no longer active
Madison Avenue Task Force	1st Tuesday, 4:00 pm	deferred pending Council action
OSU/City Collaboration Project Steering Committee	varies	deferred pending Council action
Transportation System Plan Steering Committee	TBD	Hal Brauner
Visit Corvallis	3rd Thursday, 8:00 am	Joel Hirsch
United Way Granting Committee	varies	assigned by HSC
Willamette Criminal Justice Council	3rd Wednesday 2:00 pm (lay) 3:00 pm (Council)	Mike Beilstein
Willamette Neighborhood Housing Services	4th Tuesday, 6:00 pm	deferred pending Council action

CITY OF CORVALLIS
COUNCIL ORIENTATION MINUTES
January 8, 2015

An orientation session of the City Council of the City of Corvallis, Oregon, was called to order at 6:06 pm on January 8, 2015 in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Traber; Councilors York, Brauner, Hann, Glassmire, Baker, Hirsch (6:08 pm), and Bull (6:15 pm)

ABSENT: Councilors Hogg and Beilstein (both excused)

II. RISK MANAGEMENT VIDEO

The Councilors viewed a video on risk management developed and produced by the City/County Insurance Services (CIS) for elected officials. Councilors also had the opportunity ask questions about risk management of staff members Kris Bagley (Worker's Compensation) and Tony Krieg (Risk Manager), and of the City's Agent of Record, Steve Uerlings of Barker-Uerlings Insurance.

III. COMMUNITY DEVELOPMENT

The City Council heard a presentation from Community Development Director Gibb and Planning Division Manager Young about the work that the Community Development Department does, and about the land use public hearing process (Attachment A). Questions primarily focused on the public hearing process, the long-range planning program, and funding for the Department's operations.

IV. CITY MANAGER/CITY RECORDER

The City Council briefly discussed the agenda and meeting structure, as well as Visitors Propositions. All Councilors stated they had a fairly good understanding following the January 5, 2015 City Council meeting.

The Council reviewed a hand-out from City Recorder Holzworth about City Recorder functions (Attachment B), and spoke briefly with City Manager *Pro Tem* Brewer about the City Manager's responsibilities (Attachment C).

The meeting adjourned at 8:52 pm.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

BRIEF OVERVIEW OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Director
Ken Gibb

Management Assistant
Marci Laurent
- Department Budget Development & Administration
- Social Services Program Management
- Downtown Economic Improvement District Administration

Planning Division
Kevin Young, Manager
- Review of land use applications including Historic Preservation permits
- Historic Resource and Planning Commissions
- Public information about land use issues
- Long Range Planning projects

Development Services Division
Dan Carlson, Manager
- Building permit review/issuance
- Building safety inspection
- Land use and site development review
- Erosion control program
- Building code compliance

Housing & Neighborhood Services Division
Kent Weiss, Manager
- Housing assistance programs
- Rental Housing Program
- Neighborhood focused code compliance

CORVALLIS PLANNING PROCESS

I. STATEWIDE PLANNING PROGRAM

II. LOCAL PLANNING PROGRAM

III. ROLES IN THE LAND USE PROCESS

I. STATEWIDE PLANNING PROGRAM

A. Senate Bill 100 – 1973

B. 19 GOALS - All Cities & Counties must develop plans consistent with these goals

C. Corvallis last finished periodic review in 2006 (officially)

II. LOCAL PLANNING PROGRAM

A. Vision 2020

1. Guiding Document

B. Comprehensive Plan – Contains guiding goals, policies and map.

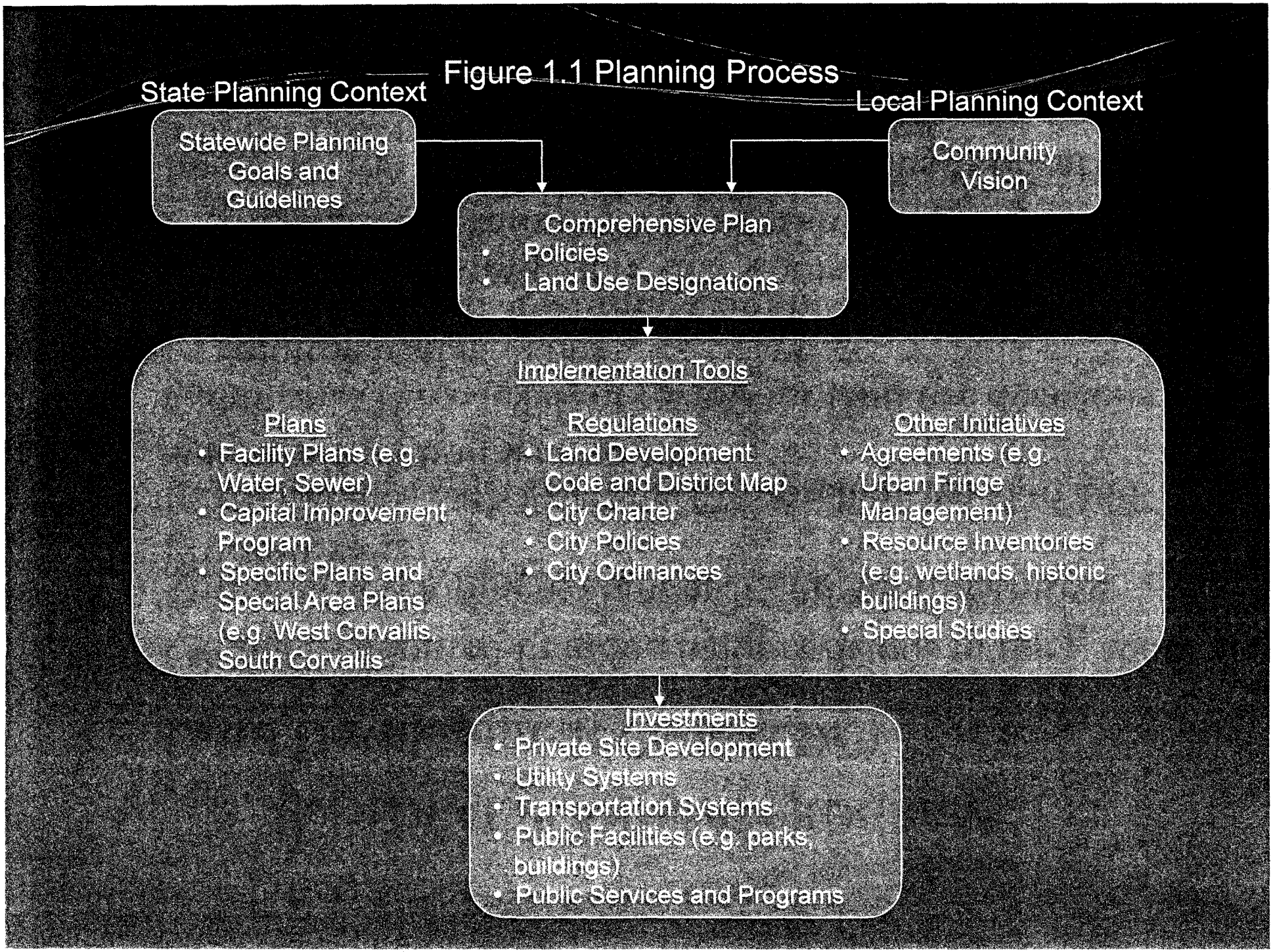
1. Addresses various community/state values, e.g. resource protection, economic issues
2. Incorporates public facility plans
3. Comp Plan covers entire UGB area, including the Urban Fringe areas, where the City is planned to grow

II. LOCAL PLANNING PROGRAM

C. Land Development Code (LDC)

1. Originally adopted in 1980, major revisions in 1993, 2006
2. Contains development standards and administrative procedures
3. In compliance with Corvallis Comprehensive Plan and state-wide planning program
4. Establishes three levels of review for land use decisions
   a) Administrative – staff
   b) Quasi-judicial – Planning Commission, Historic Resources Commission, City Council.
   c) Legislative – Planning Commission, City Council
5. Identifies the process for reviewing various applications and the criteria by which they are reviewed

Figure 1.1 Planning Process



III. ROLES IN THE LAND USE PROCESS

A. Staff

- Support for Boards, Commissions and Council
- Professional planning assistance to citizens, applicants, Council, Planning Commission, Historic Resources Commission
- Interpreting Land Development Code on a day-to-day basis
- Making certain land use decisions, e.g. residential subdivisions

III. ROLES IN THE LAND USE PROCESS

B. Land Development Hearings Board

- Consists of 3 Planning Commissioners
- Hears appeals of administrative decisions, major lot development options, and zoning district changes
- Quasi-judicial process

III. ROLES IN THE LAND USE PROCESS

C. Planning Commission

- Reviews Comprehensive Plan map and text amendments, annexations proposals, and recommends to Council
- Reviews legislative Land Development Code (LDC) map and text changes and recommends to Council
- Makes decisions on Planned Developments, Conditional Developments, and other quaisi-judicial land use applications

III. ROLES IN THE LAND USE PROCESS

D. Historic Resources Commission (HRC)

- Makes decisions on quasi-judicial historic resource applications
- Makes legislative recommendations to the Planning Commission and City Council related to historic resource provisions (Chapter 2.9) of the LDC

III. ROLES IN THE LAND USE PROCESS

E. City Council

- Initiates/makes final decisions on Comprehensive Plan amendments and legislative and quasi-judicial LDC amendments
- Hears appeals of Planning Commission/Land Development Hearings Board/HRC quasi-judicial decisions
- Reviews annexation applications and determines whether to place on ballot
- Reviews and takes official action on planning related studies, e.g. Area Plans

III. ROLES IN THE LAND USE PROCESS

F. Citizens

- Involvement in community planning projects
- Participation in land use hearing process
- Volunteer to serve on Planning Commission, Historic Resources Commission, or run for City Council

Role of Staff in the Development Process

- **I. Day to Day Code Administration**

- Building Code
  - plan review
  - permitting
  - inspection
- Land Development Code
  - administrative actions, *e.g.*, zoning classifications
  - project compliance with LDC, *e.g.*, height, setbacks
  - project compliance with Conditions of Approval established by the Planning Commission and/or City Council

Role of Staff in the Development Process

- **Key Items**

- Staff is implementing Council directed policies and ordinances and state building codes.
- Limited discretion in this area.
- Regulatory function but customer service a high priority.
- Customers include applicants and members of the public.

Role of Staff in the Development Process

- **II. Professional Advisors to Decision-Makers**
  - Review of land use applications that involve a high level of discretion by decision-makers.
  - Staff's responsibility is to advise applicant on how to develop proposal that will be consistent with City requirements.
  - An important goal is to provide good information to members of the public who have questions or concerns about the project.
  - Ultimately, our staff recommendation represents our professional judgment based on our staff analysis of the application and applicable City policies/regulations.

Role of Staff in the Development Process

- **Key Items**
  - Staff reports are typically lengthy and intended to address multiple issues in the detail that Corvallis community members and decision-makers have expected.
  - Staff reports reflect coordination and consultation with other City departments (Public Works, Parks & Recreation, Fire, CAO, Police) and state agencies (*e.g.*, ODOT).
  - Planning staff is responsible for taking the variety of perspectives and preparing the report and recommendations.
  - Staff recommended Conditions of Approval are designed to address some boilerplate items and areas that are necessary to permit a staff recommendation of approval.
  - Planning staff person assigned to the case is responsible for preparing staff report and presenting to Planning Commission/City Council.
  - Staff reports represent the collective judgment of the Planning staff.

Components of Typical Staff Report to Council (Appeal of Quasi-Judicial Decision)

A. Cover memo from Community Development Director
   - Background
   - Discussion of elements of the application and appeal; burden of proof on applicant
   - Action options and recommendations

B. Written communication from appellants

C. Written public testimony

D. Record of Planning Commission Decision
   - Planning Commission Minutes
   - Written testimony considered by Planning Commission

Components of Typical Staff Report to Council (Appeal of Quasi-Judicial Decision)

E. Staff Report to Planning Commission

- Background
- Description of proposal
- Criteria, discussion, conditions
- Recommendation
  - conditions for approval or denial
  - development related concerns
- Application under review
- Written comments from public prior to Planning Commission decision

Features of a Public Hearing

A. Introduction
B. Open Public Hearing
   - Declarations by the Council
   - Staff Overview
   - Applicant Presentation
   - Full Staff Report
   - Public Testimony including appellants (if applicant isn't also the appellant)
   - Questions of Staff
C. Continuance or Close of Public Hearing
D. Council Deliberations
E. Decision

Planning Work Program

- Prefaced by Planning Commission's annual review of unresolved planning issues which is a lengthy list
- Evolved into a bi-annual prioritized planning work program that matches up with each Council term
- Recommended by Planning Commission and approved by City Council
- Prioritized because factors such as:
  - Acknowledgement that planning staff and Planning Commission/City Council's highest priority has to be the timely review of land use applications
  - Community Development related City Council goals

Planning Work Program

- Availability of resources for planning projects i.e. staff time, funding for outside planning services and Planning Commission/City Council time
- Late 1990's and early 2000's saw significant resources available for the planning program. By FY 11/12, general fund supported planner FTE had decreased by 40% and annual funding for contractual services had been reduced an average of $125K to $10K
- Levy funding for a long range planning position starting this fiscal year has reversed this trend

- 2015-16 Planning Work Program development will begin with the Planning Commission consideration in February

Planning and Development Online Resources

- Most of the activities of the Planning Division are described on the Planning Division webpages. Visit our homepage to access the additional pages
  - www.corvallisoregon.gov/cd-planning

Planning and Development Online Resources

- "Active Land Use Cases"
  - View tabular / interactive reports that list current planning applications
  - Links in these reports allow citizens to:
  - email the staff person working on the application
  - view the application documents, and
  - review more information about the progress of the case
  - www.corvallisoregon.gov/cd-staffreports

- From the homepage, quick-link buttons allow you to see:
  - "What's Planned or Under Construction in My Neighborhood?"
    - View land use or building permit cases on an interactive map
    - Sign up and receive email notifications to be informed building activities based on an area of interest on the map
    - https://corvallis.buildingeye.com/planning
    - https://corvallis.buildingeye.com/building

Planning and Development Online Resources

- Sign up for additional email notifications to receive –
  - Public notices for pending land use decisions
  - Copies of decisions (Notices of Disposition) recently signed
  - Demolition-Residential Notification
  - www.corvallisoregon.gov/enotifications
- View current and archived land use case documents on the City's Archives webpages –
  - http://archive.corvallisoregon.gov/Browse.aspx?startid=190859
- Research land use records using the City's online permitting database –
  - www.corvallisoregon.gov/citizenaccess
- View and download important land use policy and code documents such as the Comprehensive Plan, Land Development Code, and Area Plans
  - www.corvallisoregon.gov/cd-publications

January 8, 2015 City Council Orientation

City Recorder

1. Custodian of official City records including the Charter, minutes, ordinances, resolutions. Maintains citywide records management and retention program.

2. Coordinates Council and Standing Committee meetings, agendas, packets, and public notice of meetings. Schedules and attends all Council meetings, special meetings and work sessions. Takes Council minutes.

3. Elections

4. Mayor and City Council support

5. Public records requests

8. Municipal Code

9. Council Policies

10. Ambassador program

11. Ward boundaries

12. Council meeting video

Council E-Mail – public records

(*Source: Secretary of State's Archives Division*)

E-mail messages that require a response are almost always public records in relation to access and retention.

"The use of privately owned e-mail accounts or personal digital assistants (PDA's) for sending and receiving work related e-mail messages may be used, but is not recommended. However, if these resources are used for work-related purposes, the user must transfer all work related messages to an agency owned system or network and must realize that these private accounts and PDA's may be subject to public disclosure and retention requirements. PDA's that are the property of the agency are subjected to the same use rules and expectations outlined in this agency's acceptable use.

Examples of messages sent by e-mail that typically are public records include:

- Policies and directives
- Correspondence or memoranda related to official business
- Work schedules and assignments
- Agendas and minutes of meetings
- Drafts of documents that are circulated for comment or approval
- Any document that initiates, authorizes, or completes a business transaction
- Final reports or recommendations

Examples of messages that typically do not constitute a public record are:

- Personal messages or announcements
- Copies or extracts of documents distributed for convenience or reference
- Announcements of social events
- Messages received via a listserv
- Spam

Section 23. City Manager.

(a) Qualifications. The City Manager shall be the administrative head of the government of the City. S/he shall be chosen by the Council without regard to political considerations and solely with reference to executive and administrative qualifications. S/he need not be a resident of the State at the time of appointment, but promptly thereafter shall become and during her or his tenure remain a resident of the City. Before taking office, the Manager shall file with the Mayor a bond for faithful performance of his or her duties as Manager, payable to the City in the amount determined by the Council by ordinance, the premium of which the City shall pay. The bond shall be to the satisfaction of the Council.

(b) Term. The Manager shall be appointed for an indefinite term and may be removed at the pleasure of the Council. Upon any vacancy occurring in the office of Manager subsequently to the first appointment pursuant to this Charter, the Council at its next meeting shall adopt a resolution of its intention to appoint another Manager. No such appointment shall be made until at least four weeks elapse after the resolution is adopted. Not later than six months after adopting the resolution, the Council shall appoint a Manager to fill the vacancy.

[As amended by special election, November 7, 1995.]

(c) Powers and duties. The powers and duties of the Manager shall be as follows:

(1) S/he shall devote her or his entire time to the discharge of official duties, attend all meetings of the Council, unless excused therefrom by the Council or the Mayor, keep the Council advised at all times of the affairs and needs of the City, and make reports annually, or more frequently if requested by the Council, of all the affairs and departments of the City.

(2) S/he shall see that all ordinances are enforced and that the provisions of all franchises, leases, contracts, permits and privileges granted by the City are observed.

(3) S/he shall appoint all appointive City officers and employees except as this Charter otherwise provides, and shall have general supervision and control over them and their work, with power to transfer an employee from one department to another, and shall exercise supervision and control over the departments, to the end of obtaining the utmost efficiency in each of them. S/he shall have no control; however, over the Council or the judicial activities of the Municipal Judge.

[As amended by general election November 7, 2006.]

(4) S/he shall act as purchasing agent for all departments of the City.

(5) S/he shall be responsible for preparing and submitting to the Budget Commission the annual budget estimates and such reports as that body requests.

(6) S/he shall supervise the operation of all public utilities owned and operated by the City and shall have general supervision over all City property.

(7) S/he shall perform such other duties as may be required by this Charter or as the Council may require.

(d) Seats at Council meetings. The Manager and such other officers as the Council designates shall be entitled to sit with the Council, but shall have no vote on questions before the Council. The Manager may take part in the discussion of all matters before it.

(e) Manager pro tem. In case of the Manager's absence from the City, or a temporary disability to act as Manager, or of the Manager's discharge by the Council, or resignation, the Council shall appoint a Manager pro tem, who shall possess the powers and duties of the Manager. No Manager pro tem, however, shall have the power to appoint or remove any City officer or employee except with the approval of three-fourths of the members of the Council. No Manager pro tem shall hold the position as such for more than six months, and no appointment of a Manager pro tem shall be renewed.

(f) Interference in administration and elections. Neither the Mayor nor any member of the Council shall in any manner, directly or indirectly, by suggestion or otherwise, attempt to influence or coerce the Manager in the making of any appointment or removal of any officer or employee or in the purchase of supplies; or attempt to exact any promise relative to any appointment from any candidate for Manager, or discuss, directly or indirectly, with him or her the matter of specific appointments to any City office or employment. A violation of the foregoing provisions of this section shall forfeit the office of the offender. Nothing in this section shall be construed, however, as prohibiting the Council, while in open session, from discussing with or suggesting to the Manager, fully and freely, anything pertaining to the City affairs or the interests of the City.

[As amended by general election November 7, 2006.]

(g) Ineligible persons. No person related to the Manager or his or her spouse by consanguinity or affinity with the third degree, nor the spouse, shall hold any appointive office or employment with the City.

[As amended by special election May 23, 1972; general election November 6, 1984; Subsection (e) by primary election May 17, 1988; Subsections (b) and (c) by special election November 7, 1995; and general election November 7, 2006 (section renumbered).]

CITY OF CORVALLIS
COUNCIL SPECIAL MEETING MINUTES
January 10, 2015

A special meeting of the City Council of the City of Corvallis, Oregon began at 12:45 pm at Visit Corvallis, 420 NW Second Street, Corvallis, Oregon.

PRESENT: Mayor Traber; Councilors Baker, Bull, Glassmire, Hann, Hirsch, Hogg, York

ABSENT: Councilors Beilstein and Brauner (both excused)

I. Historic Trolley Tour

A Historic Trolley Tour of the City was provided by B.A. Beirele, who read from a prepared script (Attachment A). Ms. Beirele distributed an informational folder to those present (Attachment B).

David Livingston gave a PowerPoint presentation about the Depot Suites.

The tour concluded at 2:45 pm.

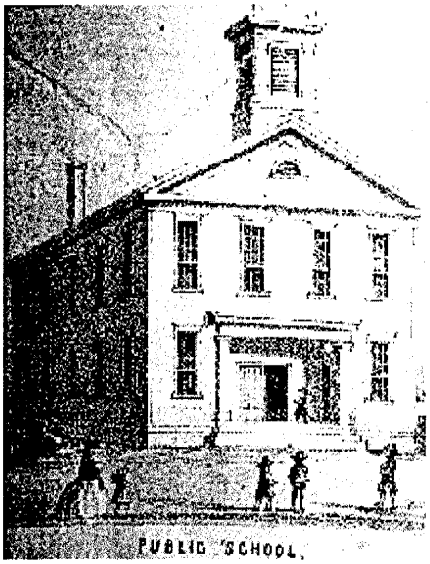
APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

HISTORIC PRESERVATION



BACKGROUND

The City of Corvallis has had a historic preservation program since 1982 (Ordinance 82-100). The City meets the requirements for a Certified Local Government according to guidelines set by the State Historic Preservation Office.

HISTORIC PRESERVATION REGULATIONS

The City's historic preservation regulations are located in Chapter 2.9 of the Land Development Code. These regulations apply to proposed alterations, new construction, reclassifications, and/or demolitions of properties located on the Corvallis Register of Historic Landmarks and Districts (Local Register), and/or the National Register of Historic Places.

WHERE DO THE CITY'S HISTORIC PRESERVATION REGULATIONS APPLY?

The City's historic preservation provisions in Chapter 2.9 of the Land Development Code apply to designated historic resources, which are either individually listed, or located within one of three historic districts. Visit our Maps and Other Resources page to confirm whether or not any particular property is affected.

HISTORIC DISTRICTS

The City has three National Register Historic Districts, Avery-Helm, College Hill West, and Oregon State University. Through its delegated authority, the City evaluates historic preservation permit requests relating to properties in these Districts.

HISTORIC RESOURCES COMMISSION

In accordance with Chapter 2.9, most historic preservation permits are evaluated by the Historic Resources Commission (HRC). The HRC is a volunteer board for the City of Corvallis charged with the responsibility to evaluate permit requests and, in general, to act as the City's authority on historic preservation.

If you have any questions about the City's historic preservation program, contact the Planning Division.

Visit our Corvallis History pages for a written, illustrative, and photographic narrative of the history of Corvallis.

PreservationWORKS
P.O. Box T
Corvallis, Oregon 97339
Preserving the Past to Enrich the Future

Preservation & Sustainability

Responsible stewards of the built environment are also responsible stewards of the natural environment. *Reduce, reuse, recycle* applies not only to bags, bottles, and containers, but also buildings, neighborhoods, and entire communities.

When we lose a historic resource in whole or in part, we waste not only the **memory and culture** housed in the resource, but also the

- **Materials** used in the structure
- Earth the **landfill** sits upon, and
- Structure's embodied **energy**.

Embodied energy is all the energy consumed by production of a structure: acquisition of natural resources, component production and delivery, and ongoing maintenance. Every structure is a complex combination of processed materials – each contributing to total embodied energy. This energy is different than the operational energy needed to heat, light, and water a resource. To reduce the waste of embodied energy and its environmental impacts, we continue to use durable and adaptable buildings.

Preservation & Economic Development

More than any other man-made element, historic buildings differentiate one community from all others. The quality of historic buildings says much about a community's self-image. A community's positive self-image is a prerequisite for nearly all other quality-of-life-elements. And **quality-of-life is the single most critical ingredient in economic development.** Historic preservation is a significant element in the quality-of-life equation.

Economic benefits of a comprehensive community preservation program include:

1. Stable or increased property values;
2. Compatible land-use patterns created;
3. Pockets of deterioration diluted;
4. Private investment stimulated;
5. Tourism stimulated;
6. New businesses formed, and
7. New jobs created.
8. Enhanced quality of life, sense of neighborhood, and community pride;

Saving our built heritage is not a luxury; it's a sound investment. Historic preservation is one of the highest job-generating economic development strategies. One million dollars spent for historic resource rehabilitation in Oregon, creates 22 more jobs than cutting one million dollars of timber.

By definition, preservation jobs are location-based and cannot be outsourced.

Research of historic preservation's economic impacts over the last ten years alone shows:

✓ Economic impact is generally measured in three ways: **jobs created,** increase in **household income**, and **demand created** on other industries. Very few of the 500 or so categories of economic activity have as potent a local impact, balanced among these three criteria, as does the rehabilitation of historic buildings.

✓ Virtually every example of sustained success in **downtown revitalization** – regardless of the size of the city – has included historic preservation as a key component of the strategy.

✓ **Heritage visitors spend more per day, stay longer, and visit more places than tourists in general.**

✓ There is a crisis in **affordable housing**, and that crisis will not be resolved without saving and reinvesting in our older and historic homes at a level far greater than is taking place today.

✓ There is no form of economic development of any kind, anywhere, on any level, that is more cost effective and that is better able to leverage scarce public resources than the preservation-based commercial revitalization approach known as **Main Street**.

PreservationWORKS
P.O. Box T
Corvallis, Oregon 97338
Preserving the Past to Enrich the Future

Preservation FAQ

What is Preservation?
Preservation is about deciding what's important, figuring out how to protect it, and passing along an appreciation for what was saved to the next generation. Preservation is hands on.

Why is Preservation is important?
Preservation is place-keeping, safeguarding that sense of place that makes each and every place unique. The best preservation keeps resources in their original context so that the story they tell makes sense in the place where it was written. Structures are three dimensional narratives about the community.

Why are district and neighborhoods important?
Historic resources interact dynamically with one another and their landscape. Unlike collections of artifacts, historic structures have a relationship with one another that tells a larger story about the fabric of the community. When elements are removed or replaced, that fabric unravels and the sense of community – connectedness – is lost.

What's Historic?
Old or vintage is not sufficient for "historic."
Surveyed resources may be historic. There are different kinds of surveys:

- **Reconnaissance** Level Survey – also called windshield surveys. Quick and light.
- **Intensive** Level Surveys. Much more detailed; more descriptive; more research.

Since the late 1980s, Intensive Level Surveyors documented some – but not all – of Corvallis' older areas. Some – but not all – of those resources are listed in the **Corvallis Register of Historic Districts and Landmarks**, the Local Register. Because these surveys are not comprehensive city-wide, and because some surveyed properties are included and some are not, confusion about what is officially historic in Corvallis is understandable.

Is moving a building preservation?
Of the last resort.

How does a resource become a Designated Historic Resource?
A property may be a Designated Historic Resource if it is listed in **either**:

- The **Local Register**, or
- The **National Register of Historic Places.** (If a property is important to the nation, it is also important to Corvallis.) If a resource is included in a National Register of Historic Places District, it is listed in the National Register and locally designated.

Why does it matter if a structure is a Designated Historic Resource?
Some changes to Designated Historic Resources are reviewable under Chapter 2.9 of the Land Development Code in quasi-judicial hearings conducted by the Historic Resources Commission. This review is similar to Planning Commission hearings and process.

If a property is listed in the National Register of Historic Places or is in a Historic District, is there federal review?
No. Unless you are receiving federal funds for a federal project, the federal government has no interest in what you do with your historic resource.

If a property is listed in the National Register of Historic Places or is in a Historic District, do you receive funds to maintain or rehabilitate the structure?
No. There are federal tax incentives for some types of preservation activities, but generally the costs for preservation belong to the property owner.

What historic resources does the City of Corvallis own?
Several: City Hall and the City Hall Annex, Majestic Theatre, Arts Center, Gaylord House, Avery Park Locomotive, and Knotts Owens Farm.

Who is involved in preservation?
Everybody! That said, some groups are more involved.

- City of Corvallis Historic Resources Commission: regulation and education
- Benton County Historic Resources Commission: regulation and education
- PreservationWORKS: education and advocacy at the local level
- Restore Oregon: education and advocacy at the state level
- National Trust for Historic Preservation: education and advocacy at the national level
- Benton County Historical Society & Museum: education, conservation of artifacts, and maintenance of the local research archive

If my property is a Designated Historic Resource, what does the Historic Resources Commission review?
Some kinds of alterations and changes. Local Review is organized in three levels:

- **Exemptions**: Changes that do not require any review: Interior changes, debris removal, tree pruning, exterior painting, storm windows, removable air conditioners, some access ramps, trellises, etc.

- **Director (staff)-Level**: Changes that require a conversation with Planning Staff include some flexibility; must comply with building, development, fire, health and safety codes,

- **HRC**: Everything else

PreservationWORKS
P.O. Box T
Corvallis, Oregon 97339
Preserving the past to enrich the future

Corvallis City Council Historic Trolley Tour
January 10, 2015

Welcome. Corvallis' story begins more than 10,000 years ago, when ancient ice dams collapsed near present day Missoula, Montana. These dams released cataclysmic floods containing 600 cubic miles of water, that scoured across today's Idaho and eastern Washington and Oregon, and brought with them rich soils. As the floods reached the ancient Coastal Range, the water and earthen debris settled and deposited rich soil on the Willamette Valley floor.

Later, Kalapuya People occupied the Willamette Valley. The Kalapuya diet included camas roots, wapato, and acorns. These early People discouraged growth of fir trees and promoted acorn-bearing oaks by managing the valley with fire. When Euro-Americans reached this area in the mid-1800s, they found abundantly rich soils in a land that the Kalapuya managed for centuries.

The Willamette Valley was the "Eden" at the end of the Oregon Trail for thousands of settlers. Early settlers included Joseph Avery, who in 1845, staked a claim on what is now the south side of downtown near the confluence of the Marys and Willamette Rivers. Here in 1846, Avery built Corvallis' first home near where today's Hwy 34 Bypass crosses 99W, and staked off 12 acres around his log cabin for the first town lots. That same year, William Dixon filed a claim north of Avery's along the Willamette River. Avery and Dixon's adjoining claims met approximately in the vicinity of today's Jackson Street, where they dedicated a portion of their claims for government needs.

The Oregon Donation Land Claim Act passed Congress in 1850, and granted 320 acres of designated areas free of charge to every unmarried white male citizen eighteen or older, and 640 acres to every married couple. The Act is one of the first allowing a woman to hold property under her own name, and also the most generous land act in the history of the United States.

Avery ferried travelers across the Marys River and Dixon later launched a ferry across the Willamette near today's Van Buren Bridge. Both pioneers added to their personal legacies with the sale of lots for industry, commerce, and homes. Today's tour takes you through historic neighborhoods and past a diverse architectural collection of historic homes, many on original city tracts.

Once there were over 4,600 Euro-American homes and farmsteads throughout the Willamette Valley built from 1841 to about 1865 with hand-technology by intrepid pioneers. Less that 255 building survive from early Euro-American settlement. In spite of the importance to Oregon – and American – history, little attention has been given to the conservation and protection of these fragile properties. Today only 5% of those hand-made structures remain, including six in Corvallis. Some continue to flourish; many are deteriorated or abandoned, and every year more melt into the earth along with their lessons, stories, and collective legacy.

Threats to Settlement Era properties are similar to threats to other historic resource, except that the dwindling number of Oregon's earliest buildings makes each loss more keenly felt and elevates the importance of those that remain. Developmental pressures, economic challenges, functional obsolescence, weather, age, neglect, and lack of understanding of their importance all contribute to losses.

Begin at 641 NW 4th St

One of these rare Settlement Era resources is the:
Gorman House
641 NW 4th St
In 1844, Hannah and Eliza Gorman immigrated on the Oregon Trail with John Thorp. The Oregon Trail roster listed them as Aunt Hannah and Eliza. Hannah was listed as "a negress" and Eliza was listed as "a mulatto girl." Thorp established a claim in Polk County between Corvallis and Independence, where an 1850 census lists the Gormans as members of Thorp's household. By 1856, Hannah and Eliza moved to Corvallis.

In 1857 – perhaps in defiance of Oregon Territory's black exclusionary laws – Eliza Gorman purchased town lots near the corner of Polk & 4th Street from William Dixon. Hannah, a washerwoman, and Eliza, a seamstress, built a modest, one-story house with a mud-mortared brick chimney on the dwelling's south side. Research tells us that the oldest portion of the house displays some similarity to slave dwellings found east of the Mississippi. Later, the Gormans purchased adjacent lots. In 1866, they added a 1 1/2 story addition to the house. Mother and daughter lived here until 1869, when Eliza died. In 1875, Hannah sold the property to Peter Polly.

The Gorman House is perhaps the oldest residence remaining in Oregon with direct ties to people who were brought to Oregon territory as slaves. The Gorman House is unusual in that courageous former slaves built it, at a time when it was illegal in Oregon for people of color to own property.

The private rescue of this rare Oregon resource is individual testimony of Corvallis' commitment to diversity.

On your right

Another Settlement Era resource is the
Jesse Caton House
602 NW 4th St
Levi Phillips purchased lots from Dixon in 1855, and built this two-story Classical Revival Style house. The original structure features a rectangular-shaped dwelling with a low gable roof, boxed eaves with returns, a wide frieze board, and symmetrical form – all characteristic of Classical Revival Style. Phillips sold the lots and house to Jesse Caton in 1859, and over time multiple additions were added to the structure. Recently Corvallis Custom Kitchens & Baths rescued the mouldering Caton House, rehabilitated it, and in 2008 gave it a dynamic new life as a commercial enterprise.

At Harrison turn west (right) to 6th St.; north (right) on 6th

Welcome to the Rayburn's Addition Historic Neighborhood. On your left is another Settlement Era resource, the
Biddle-Porter House
406 NW 6th St
The Biddle-Porter House, a remarkably intact 1856 Gothic Cottage, features gable ends with wood scrolling. The Big Leaf Maple in the right front yard was likely planted by the Biddles. The house is sited on a block deep lot, that was typical at the time complete with carriage house, flower and vegetable gardens, chicken coop, and a barn.

Benjamin & Maria Biddle traveled overland with their five children from Springfield, Illinois to Corvallis in 1853. Biddle had many interests and served as Indian Agent to the Siletz in 1861 and Mayor of Corvallis in 1864. Biddle's daughter, Alice, was the first woman graduate – in a class of three – from Oregon Agricultural College. Biddle sold the house in 1877 and moved to California. In 1926, the house sold to Jack Porter, a prominent member of the community and also a Corvallis Mayor. The Porter family continues to own this house, longer than any other family.

Lenore & Charles E. Peterson House
420 NW 6th St
The Peterson home reflects movement away from highly decorated styles of the late 1800s. Built 1908 for $800 – .27/sq ft, the exterior features many shingle patterns and leaded glass windows. Very little is know about the Petersons, except that Charles operated a barber shop. The Peterson's lived here only eight years, and although many families owned the house, it remains much as it was when originally built.

Interior restored woodwork features an outstanding paneled living room with columns.

For more than 30 years, the Biddle House was the only dwelling on this block. When the Gibson House was built on the left corner, these two formidable structures visually anchored the block. As was typical at the time, and continues to be today, when times get financially tough, families often sell off portions of property. Not only does this provide the family with immediate income, it provides those of us who come later to see a progression of construction styles built over time, in one block, and gives us an opportunity to compare and contrast those styles.

Randolph Edmund Gibson House
440 NW 6th St
The Gibson House, a spectacular 1892 Queen Anne, features extravagant fanciful wood ornament typical of the style, and a large central chimney. The balcony and front gables showcase fishscale decorative shingles. A band of vertical boards – called a belt course – encircles the house between first and second stories like... a belt. When built by W. O. Heckert for R.E. Gibson, a City Councilor, the Gibson House was reported as being "beyond a doubt the finest residence built in Corvallis this season."

West on Tyler

On your right

631 NW Tyler Ave
On the corner is the **George Taylor House**. Recently, the lot was subdivided and a new home built on the west portion. The Taylor House is listed in the National Register of Historic Places and is consequently a Designated Historic Resource regulated by Chapter 2.9, the Historic Preservation Provisions, of the Land Development Code. Construction of this new dwelling met LDC for compatible new construction on a historic property. This house is an excellent example of sensitive infill in a historic neighborhood and demonstrates that sustainable, densification may occur without compromising the character of an older neighborhood. Criteria that defined compatibility included: the mass and height of the structure, arrangement of the building form, roof pitch, orientation of the house to the street, porch placement, window and door patterns, construction materials, and placement of the garage on the rear of the lot.

In working with the Collaboration Project's Neighborhood Planning Group, the preservation community identified sites where new construction was compatible with existing older neighborhoods. This infill example works so well, that the Project Manager did not recognize this building as new construction.

Lucy & Frank Francisco House
663 NW Tyler Ave
When new, the 1894 Francisco house featured a one-story balcony porch on the front and two porches on the east and west. Changes occurred during the Bungalow period of the early 20th century.

Lucy & Frank Francisco arrived in Corvallis from Fayette, Iowa. Frank Francisco, a Union Civil War veteran,

took part in capture of Vicksburg. He died just a year after arriving in Corvallis. Lucy remained active in community life, as a member of the Women's Relief Corps. The Women's Relief Corps helped the Grand Army of the Republic, the Civil War Veterans organization, erect the Civil War soldier monument in Crystal Lake Cemetery.

North (left) on 7th

On your left

Mina & Julius Wuesterfeld House, 504 NW 7th St
built around 1892, this house is a prime example of a simple form with Queen Anne and Italianate features. Notice the decorative shingles in the gable end.

Julius Wuestefeld, was born in Germany and immigrated to Oakland, California by way of Panama. Wuestefeld mined gold in Virginia City, Nevada, and later worked in San Francisco in a saloon. He moved to Corvallis in the 1870s, tended bar and eventually owned his own Corvallis saloon. He also built the Delta form house next door (510 NW 7th St) in 1893. Delta form features an elevated entry and is often built in flood prone areas. Delta form is common in Albany, but this is our only Corvallis example.

On your right

Washington School, Benton Center, 630 NW 7th St
Portland architect, Lee Thomas designed the 1923 Classical Revival Washington School, and contractor L.N. Traver built the original eight classrooms at a cost of $43,000 or $1.80/sq ft. The original seven-acre athletic field is located NE of the school. D. W. Powell designed the original landscaping that Professor Peck of OAC completed.

When school opened in 1924, grades one through seven moved here from Central School. Washington School closed in 1975, and shortly thereafter, Linn-Benton Community College purchased the building as an extension center. Today the Benton Center continues to be used for educational purposes.

Charles Gaylord House, 600 NW 7th Street
This 1857 Gothic Revival house is another rare settlement era resource. Unlike the Gorman, Caton, and Biddle Houses that are on their original sites, this house moved from its original location at the northwest corner of 4th & Jefferson Streets in 1906 to 521 NW 3rd St. In 1989, the threat of demolition resulted in yet another move to this location. Early maps indicate that these types of houses, with their modest proportions, defined the early architectural character of Corvallis.

Unlike your home that is likely built with stick balloon frame construction, the Gaylord's box frame consists of vertical planks, laid next to each other to form the walls of the house. These planks are attached to sills that rest on a fieldstone foundation beneath the house. Using traditional tools, replacement sills were hand-hewn from fir trees blown down in Avery Park during a January 1990 storm. All the shingles were hand-split with traditional tools. The main form of Gaylord House is almost unchanged from its original construction. Some interior walls remain covered with early muslin used to manage insects.

The Gaylord features Gothic Revival Style scroll sawn elements: vergeboards on the gable ends, brackets along the frieze boards of the sides, and window crowns above the second story windows. These detailed ornaments became widely available as the Industrial Revolution powered mass production sawmilling operations. The irony is that today, ornaments like these need to be recreated by woodcraftsmen one-at-a-time.

Gaylord House, a city-owned property in a city park, is managed by the Parks & Recreation Department. Finding an adaptive use for the building is challenging for several reasons:

- The box frame construction does not offer any space between interior and exterior walls for heating, plumbing and electrical systems
- Even if ramped from the rear, the original interior does not meet ADA access requirements, and
- The structure is so pristine and unaltered, it is more like a large, precious artifact than an adaptable dwelling. That said, Parks & Rec is working with Restore Oregon's Settlement Era project to identify a new use for the building.

Gaylord was born in Montgomery County, New York; immigrated to Oregon in 1851. In 1852, he married Nancy Jane Robnett. The Robnett family came to Oregon on the same wagon train as Gaylord and settled on a Land Claim in the Oak Creek area. Robnett's Hardware downtown, is the same family and the 1856 retail store is Corvallis' oldest commercial building, and also a Settlement Era resource. Since the 1800s, the store continues to operate as a hardware and implement enterprise.

South on 7th; west (right) on Tyler to 8th; turn left (south)

Schultz-Dryden House
445 NW 8th St
The Schultz-Dryden House is among the best examples of Craftsman bungalows in Corvallis. Rock-faced cement block and four cement block posts support the impressive and unique one-story front porch. Levi Mellon, local concrete contractor, developed this "miracle hollow block" as a low-maintenance construction material, well-suited to Oregon's climate. A bellcast roof overhangs the front porch that features a curved bay window, leaded glass windows, and an oval, beveled glass paned door flanked with sidelights.

Narrow clapboard siding clads the first floor; shingles cover the upper story. Bungalows hug the ground with an overall horizontal emphasis. Exterior integrity is excellent and the interior features fine Craftsman materials and details: built-in cabinetry, recessed wall panels and a post and baluster staircase.

Robert Schultz was a furniture dealer in Corvallis, inventorying furnishings for a resplendent home. In 1909 the local press described this house an "an elegant new eight room residence." Five years later Schultz sold the house to James and Alice Dryden for $4120.

James Dryden, OAC's first Professor of Poultry Husbandry, was noted as "without doubt one of the world's greatest poultry scientists." Dryden served as Head of the Poultry Department for 14 years. During that time his research laid the foundation of modern poultry breeding science. At the OAC experiment station, he produced the first 300-egg/year hen and the first hen to produce 1000 eggs in a life time. He is credited with starting the escalated commercial egg industry.

Lewis G. Kline House
308 NW 8th St
The 1885 Kline House is classic Italianate style. The boxy, 2-story shape is capped with a shallow-pitched roof topped with roof cresting. The paired, hooded windows, columns and doors are characteristic of the style. The ornamented frieze is supported with heavy brackets. The boxy porch frame echoes the building form.

In 1864, the Kline Family emigrated from Russia and Poland arriving in Corvallis with the first sewing machine in the city and launched a tailoring business. Lewis Kline successfully expanded his business and opened the L. G. Kline & Co. mercantile store in 1868. Succeeding family generations operated the retail enterprise for 90 years until 1954.

At Van Buren, turn east (left); turn south (right) on NW 7th

On your right

Mary & J.R. Bryson House
242 NW 7th St
Built in 1882, the Mary & J.R. Bryson House is also a grand example of the Italianate style. Windows occur in pairs, and the frieze below the roof eaves is decorated with perforated panels. The front porch and balcony above it were later enclosed and converted to apartments, demonstrating that student apartments are a recurring need in Corvallis. The main hallway still features a freely suspended curving staircase.

Bryson was born in Pennsylvania; immigrated to Oregon overland, and initially settled in Linn County. He was instrumental in passing several significant Corvallis city ordinances, particularly one that established the Corvallis Waterworks and purchased the watershed. Today, most of Corvallis water comes from this same source. Bryson served as a county judge from 1882 to 1886. Sadly, the Brysons lost two of their children to diphtheria in 1892 within days of each other.

Emily & A.D. Pernot House
222 NW 7th St
This Queen Anne style house was built in 1906. In the 1920s, a Bungalow style front porch replaced the original porch posts with larger, battered piers, characteristic of the style. With similar piers, it is likely that the port cochere – literally coach port – on the north was added at the same time.

Born in France, Emily Boissard married A. D. Pernot of Montbliard, France. Pernot, a machinist and inventor, developed the first needles used by Elias Howe for the early sewing machine. Their children were: Eugene Pernot a horticulturist, H.S. Pernot, a prominent Corvallis physician, and Emile Pernot, the first bacteriologist at OAC.

Edith & M.A. Leach House
206 NW 7th St
The Leach House is an intact example of an architect-designed Craftsman Bungalow. In 1913, the Gazette-Times noted: "Dr. Leach is erecting a handsome two-story Bungalow on the corner of 7th and Jackson Streets. This has seven rooms, two baths, all the built-in conveniences and gives the promise of being decidedly attractive in appearance. This is a design by architect Ira Worsfold, who came here from Chicago several years ago."

Dr. Leach practiced dentistry with Dr. Hartly in offices above the First National Bank Building, that stood at the SW corner of 2nd and Madison, where the Clothes Tree is today.

West (left) on Jackson

After crossing 8th St on your right

Wells-Savage House
206 NW 8th St
The 1880 Wells-Savage House, Queen Anne style, is associated with the Wells, Gatch, and Savage families. Many Corvallis houses were originally sited on two lots like this one, but were later moved onto one lot. Significantly, this house retains its early original siting, although the outbuildings were added later.

It is likely that the Wells family built this house as a rental, while they occupied an almost identical one on the

north corner of this same block. The 1900 census suggests that Thomas Gatch, president of OAC, and his wife were the first tenants to occupy this house. Previously, Gatch served as President of Willamette University, Salem, and as a Director for the Carnegie Foundation. In 1907, the Savage family moved in and remained here for many years.

South (left) on 8th

After crossing Monroe, on your right

Presbyterian Church
114 SW 8th St
The Corvallis Presbyterian Church organized in 1853 and is the second oldest Presbyterian congregation west of the Mississippi. (The oldest is the Clatsop Plains Church.)

In 1909, the congregation initiated plans for a new church building designed by Portland architect John V Bennes, who also designed more than 30 buildings on the OSU campus. However, architect E. E. McClaren modified the plans to reduce costs. E. G. Allen, a Portland contractor, built the Late English Gothic Revival church for $18,600 – $1.25/sq ft. The church was not dedicated until the total debt was paid.

Central Park is named for both Central Elementary School and Central High School, both stood on the site of the park at one time.

On your left

Buxton-Corie House
245 SW 8th St
Welcome to the Central Park Neighborhood. The Buxton-Corie House is an example of Colonial Revival style, and the original house design – inside and out – has changed little. Interior features include: a fireplace mantel flanked by built-in settle and woodbox.

Elizabeth & Edward Buxton built this house in 1904. Edward located to Corvallis in 1895 as a contractor and builder. He was a partner in the Central Planing Mills and Box Factory, the largest and best known manufacturing establishment in Benton County. He gained sole control in 1901 and following a 1911 fire, rebuilt the factory. Buxtons sold the house in l911 to John Corrie. Corrie, born in Illinois, moved to Corvallis to escape the extreme weather in Bozeman, Montana, where he owned a wheat ranch. He continued farming until his 1937 retirement.

Dena & John A. Bexell House
762 SW Jefferson
The 1908 Dena & John A. Bexell House is the earliest example of a bungalow here in the South Central Park historic neighborhood. Built by Corvallis' best known builder at the time, Charles Heckart, the house has had very few owners.

John Bexell, born in Bexet, Sweden, immigrated to Bancroft, Iowa with his family. Bexell came to OAC as the Dean of the Commerce Department, a position he held for 23 years, and was responsible for the remarkable growth of OAC's School of Commerce. The Commerce Department became the largest at OAC, but when Oregon colleges were reorganized, this department transferred to the U of O. Today, OSU's Bexell Hall honors his contributions to the university.

Turn west (right) on Jefferson to SW 9th St; turn south (left) on 9th

910 SW 9th St
On this site stood one of the few remaining Settlement Era Resources. It was demolished in 2012 for this student town house. A year later, the classic bungalow to the immediate south was demolished and replaced with a similar structure.

James A. Wood General Merchandise Store
445 SW 9th St
The James Wood Store is the only wood frame grocery store building remaining in the city from before the turn of the 20th century. Considering is location, is likely served Willamette Valley & Coast Railroad passengers as well as college students. The first floor features a bay cabinet window that once displayed goods and produce.

The Italianate style, 1892 building is associated with the Wood family, originally from Blodgett, where James Wood was the first postmaster and owned the Blodgett Store. His brother, Rev Samuel Wood, a minister for the Evangelical churches in Benton and Linn Counties, converted the store to a home before 1912.

Turn east (left) on Washington

Poultry & Incubator Buildings
8th & Washington
The 1907 Incubator House on your left, was the Poultry Department's first building. The two-story Poultry Building on the right, has been moved several times, and is the fourth oldest OSU structure in existence.

Originally the Horticulture and Photography Building, the Poultry Building stood north of Benton Hall. In 1911, the building was moved to make way for engineering buildings. Later, when moved next to the Incubator House, architect John Bennes redesigned the structure. The buildings are unmistakable partners, and feature similar details. Notice the wooden "tassels," called gutta at the base of the brackets on both buildings.

Even though in its fifth location, the Poultry Building retains original glass windows. The Incubator Building – in its third location – retains original venting tubes on the exterior, a fanciful roof baluster, and graceful, massive curved brackets. The buildings were reunited here in 2005 and restored for commercial use.

On your right

Willamette Valley & Coast Railroad Depot
700 SW Washington Ave
This 1885 depot is a rare surviving example of an early Corvallis wooden depot. It is the only example of the Swiss Chalet style in the area. Many original architectural elements survive like the massive freight doors on the warehouse.

This depot served the Willamette Valley & Coast Railroad line to Yaquina Bay. The railroad was later known as the Coast Railroad, the Oregon Pacific Railroad, and the Southern Pacific.

Some early community leaders envisioned Corvallis as a rail shipping point. They invested in this rail line anticipating that cargo ships bound for Portland from ports south along the west coast would prefer to dock at Yaquina Bay, since it was not as far north. Freight would then be shipped by rail to Corvallis, saving shipping companies great expense and promoting Corvallis' as an industrial distribution center. Unfortunately, these entrepreneurs built the railroad before learning that Yaquina Bay is not deep enough to accommodate the ocean going vessels they hoped to attract.

North (left) on 7th to intersection with Adams

Look diagonally to your left

Ibby & Charles Whiteside House
344 SW 7th
The 1922 remarkably intact, Charles & Ibby Whiteside House, is a bungalow form that exhibits strong oriental influences in its styling. The roof treatment displays "pagoda-like" treatment. Early, the second floor sleeping porch was enclosed. The interior showcases a brick fireplace flanked with built-in bookshelves.

Charles Whiteside was a prominent member of the Corvallis community and entered the hardware business, and later operated Whiteside Motors. In 1940 he joined his brothers Sam and George in the theatre business. The Whiteside brothers pioneered the moving picture business in Corvallis operating the Palace, the Crystal, the 1913 Majestic, and in 1922, the grand Whiteside.

Isabelle & John B. Horner House
343 SW 8th St
The 1905 Horner House is an exceptional example of transitional Victorian and Colonial Revival styles, and the house retains its original two-lot setting.

Buxton built this house for John Horner, Professor Emeritus of History at OAC, and an accomplished writer, lecturer, researcher and teacher of Oregon and world history. Horner is best known for founding the college museum, the Horner Museum in 1925. He remained a member of the OAC faculty for 42 years.

OSU closed the museum in 1995, and the Horner Collection was transferred to the Benton County Historical Society and Museum, where it is now kept in the Collections Care Facility in Philomath.

East (right) on Adams to 6th

Welcome to the Avery-Helm National Register of Historic Places Historic District, Corvallis' first historic district.

On your right

Caroline & James Hayes House
404 SW 6th St
In 1892 Adolph F. Peterson, a local builder-architect, constructed Hayes House. He also built the J.O. Wilson House, the Armory at OAC, and Courthouses in Sherman, Gilliam, and Wheeler Counties. The house's Queen Anne form and massing are embellished with Stick style wood ornament. Notice the colored glass square in the windows called Queen Anne lights.

James Hayes was involved in real estate investment, banking and farming in the Corvallis area, but he is perhaps best know for a story about him. While looking for a lost mule, he discovered the Gold Hill mines in Jackson County, that proved a bonanza for some residents. Hayes sold his interests in the mining project and came to Benton County.

On your left

Amanda Brown House
555 SW Adams
This 1939 Tudor Revival style features distinctive outer roof gable edges that flare upward. Builders installed a birdhouse below the smaller front gable peak.

Stucco and half timbering are characteristic of the style. Oversized timber post and brackets, shaped to create pointed arches support the small porch.

North (left) on 5th

James O. Wilson House
340 SW 5th St
Architect, A. F. Peterson designed this 1892 Queen Anne style house. It is extravagantly detailed with wooden ornament in the gable end and surrounding the bracketed porch. Notice the fish scale siding and finials that "finish" the roof lines. On the interior, the house retains original woodwork, doors, hardware, and fireplace with oak mantel. Historic photos record a fence exactly like this one.

Born in 1861, James O. Wilson erected this house prior to his marriage to Lulu Smith. James was involved with the Oregon & Pacific Railroad; became deputy to the County Clerk and later County Judge.

Lillian & George Whiteside House
320 SW 5th
A strong contrast to the decorative Wilson House, the 1925 Whiteside House features horizontal emphasis, lack of ornament, stucco siding, gently pitched hipped roof, and wide slightly flaring eaves. The house is constructed of "stone tile," a building material that was new to Corvallis in the mid-1920s. This may be the best – or only – example of a Prairie Style homes in Corvallis.

The house was built for Corvallis movie entrepreneur, George & Lillian Whiteside by Earl Heckart, at a cost of $12,500 – $4.88/sq ft. Lillian died in 1935 and in 1936, George married Carrie Hartsock. Whiteside died in 1954, but Carrie continued to live in the house until the 1960s.

West (left) on Jefferson

Ocie Avery & Henry S. Pernot House,
242 SW 5th St
The 1896 Pernot House, built by S. G. McFadden, showcases abundant Queen Anne, Stick and Eastlake style elements. The siding is heavily textured with shingles, shiplap and vertical siding, and milled boards set at an angle. The open porch with balcony is heavily ornamented with spools.

Dr. Pernot graduated from Cincinnati Medical College, Ohio, and from Bellevue Hospital, New York. In 1890, he established his medical practice in Corvallis, and became one of the community's most prominent citizens, beloved by many. Mrs. Pernot's grandfather, Joseph Avery, was one of Corvallis founders. The house stands on part of the original Avery Donation Land Claim.

On your left

Louise & Dick Kiger House
508 SW Jefferson
Architecturally, the circa 1914 Kiger House is an elaborate example of Colonial Revival style applied to a family residence. A balconied portico dominates the main facade. Square wooden porch posts rest on cut stone piers with turned elements in the balustrade. Beveled glass side-lights flank the front entry. On the west is a porte cochere. The Kiger family sold the house in 1922 to the Pi Kappa Alpha Fraternity that remained here until 1935. Although the house was converted to office space in 1977, the interior spaces and original architectural elements remain largely intact.

The Kigers operated the family farm on Kiger Island south of Corvallis.

Lavinia & Neil Newhouse House
SW Jefferson
The 1902 Neil and Lavinia Newhouse House is the earliest and best example of Dutch Colonial Revival architecture in Corvallis. The house mass is defined by intersecting gambrel – barn-like – roofs. The porch roof is supported by Tuscan columns.

Neil Newhouse, born in Elgin, Illinois, crossed the plains in 1864. He was a successful Benton County sawmill builder and operator. With partners Huffman and Sheasgreen, Newhouse repaired the Pitman Planing Mill and added a box factory. Later it became the Central Planing Mill & Box Factory.

Ahead and overhead

Jefferson Street Tree Canopy
The Jefferson Street London Plane canopy is a strong image that reflects Corvallis' past. It is unusual to find trees of this maturity, consequently these trees are protected as Designated Historic Resources.

About 1910 C. I. Lewis, horticulture professor, and J. A. Bexell, business professor, both at OAC, were side-by-side neighbors on Jefferson and solicited help from other neighbors to enhance Jefferson as "the best treed street of any in the city." Around 1923, the same sycamore varieties were planted on 8th and 9th Streets, enhancing the campus gateway.

North (right) on 6th

On your right

Wells Fargo Office
SW Madison Ave
N. R. Adams designed the 1910 California Mission style Wells Fargo Office, now city offices. This structure was the baggage building for the Southern Pacific Passenger Station that stood on this site until 1982.

Madison Street Methodist Church, City Hall
501 SW Madison Ave
In 1858 the Southern Methodist Church authorized acquisition of property bounded by 5th & 6th and Madison & Monroe. The one building already on the block, a school, continued as Corvallis College under the guidance of the Methodists. Under the Morrill Act of 1862, Oregon established an Agricultural College in 1868. A joint board of regents, half appointed by the governor and half selected by the Methodist Episcopal Church administered the college. DeYoung and Roald designed this 1924 Classical Revival church building that replaced an earlier church building on this site. The exterior remains relatively unaltered.

In 1941, the Southern Methodists united with the First Methodist Episcopal Church on NW 11th & Monroe. During WWII, the building housed the USO Canteen where Camp Adair and OSU servicemen gathered for recreation. After the war, this structure became a women's dormitory for the College. In 1948, the city entered into a lease with the federal government that provided a purchase option and the building became known as the Community Center Building. In 1956, when the former Corvallis City Hall on the site of the Book Bin was razed, this building provided "temporary" headquarters for City Hall.

The shared histories of Corvallis and OSU are inextricably intertwined. This building is the embodiment of that

shared past.

Corvallis Public Library
645 NW Monroe Ave, 1931
Unlike communities of comparable size, Corvallis did not have a Carnegie Library. Funds for the current library were raised entirelyi by the community.

The original 1931 building – on the west – is associated with the internationally renown architect, Pietro Belluschi. Belluschi served as Dean of Architecture and Planning at MIT, and received the AIA Gold medalist Award in 1972.

Recently:

- The **Neighborhood Photo Survey** was submitted to the State Historic Preservation Office. The volunteer survey documented more than 2500 structures on 940 acres in thirteen near-campus neighborhoods with more than 6,000 digital images.
- Visit Corvallis will receive a grant from the **Benton County Cultural Coalition** in February for development of an additional Historic Trolley Tour.

What you can do:

- Support the HRC as they develop of a Historic Preservation Plan recommended by the Neighborhood Planning Group and the Steering Committee of the Collaboration Project.
- Support Phase II of the Demolition recommendations that encourages salvage and reuse of building materials of structures destined for demolition.
- Budget upgrades to the HRC portion of the City's web site so the existing inventory is available to the public and organize it by street address.
- Support development of neighborhood-specific design guidelines or standards.

Hannah and Eliza Gorman
Mother and Daughter Oregon Black Pioneers

Excerpts of their Story

Compiled by Patricia Benner

First Printing,
January, 2015

Obituary of Eliza J. Gorman

The Corvallis Gazette, Corvallis, Oregon, Saturday, July 17, 1869

DIED.

In this city, July 13th, Eliza J. Gorman, (colored), aged 30 years.

Eliza has been a member of the M. E. Church in this place for about fourteen years. Her intelligence, modesty, kind and sympathetic disposition, consistent Christian life, and uniform courteous behavior, has won the respect and confidence of the entire community. Herself and aged mother, by industry and economy had built them a comfortable home, furnished it in good style, and surrounded it with fruit, flowers, and everything necessary to human comfort and happiness. They seemed to live only for each other, and to make others happy. But the relentless archer—Death—marked her for his victim—and at 3 o'clock on last Tuesday morning, claimed her as his own. It is a severe—almost unendurable affliction to her aged and devoted mother; and but for the hope of soon meeting "beyond the flood," she could not bear it. For several months Eliza has been a patient, but constant sufferer—and frequently remarked, "if it was not for her dear mother, she would gladly be released from earth." The funeral sermon was preached by Rev. J. W. York, at the church, on last Wednesday. The large number of citizens in attendance, and the attention she received during her illness, was the strongest proof of the high estimation in which she was held. She will be missed, and her loss mourned, by nearly every family in Corvallis. C.

Located by May Dasch, Oregon State University Archive Newspapers

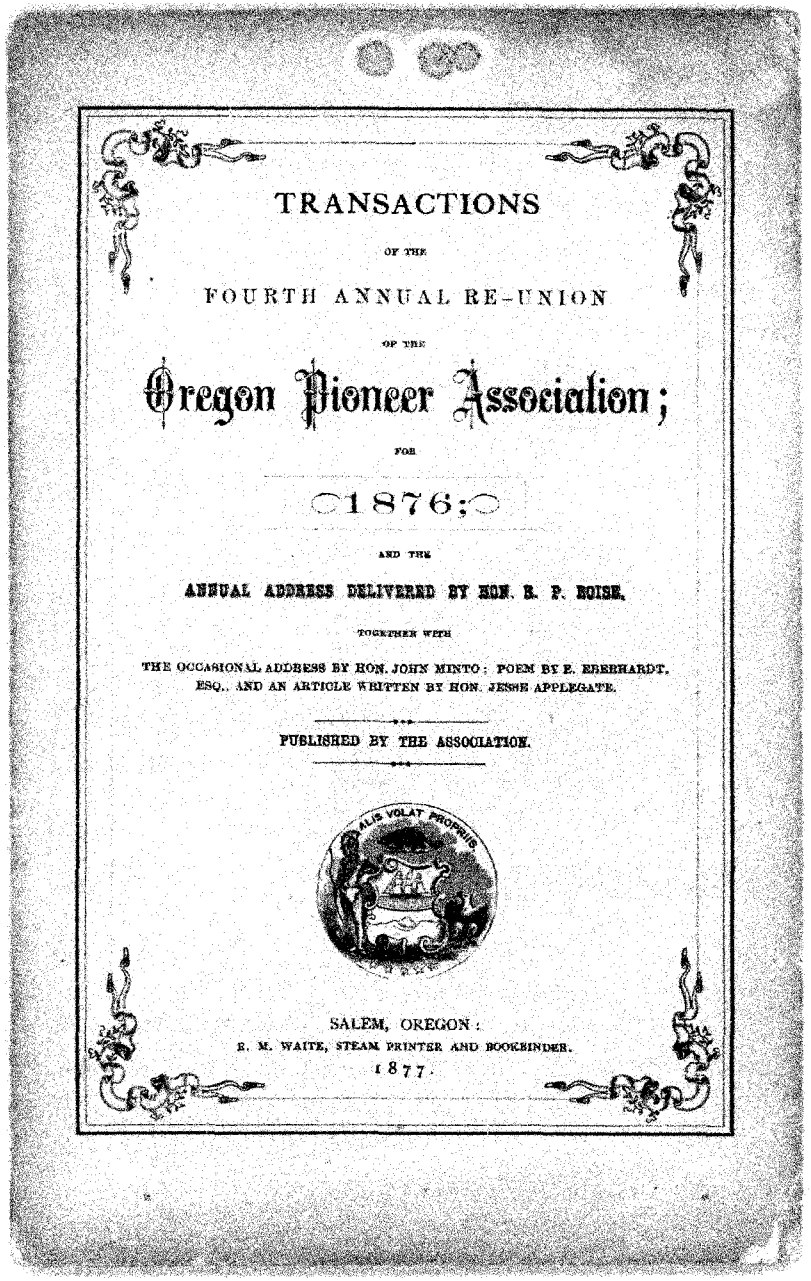
Hannah and Eliza Gorman were two of the earliest black residents of Corvallis. The mother and daughter came to Oregon on the Oregon Trail in 1844 as a part of Major John Thorp's Company. Eliza was a child of five or six years old.

The two women first lived with John Thorp and his family after coming to Oregon. Eliza was seventeen or eighteen when they moved together to Corvallis in 1856 or 1857. Eliza bought two lots from William and Julia Dixon, and they began building a home. Most of their house at 641 NW 4th Street, in Corvallis, is still standing.

Gorman house circa 1969 (photo courtesy of Ron and Marge Pasch)

In spite of Oregon's multiple black exclusion laws, Hanna and Eliza appear to have been welcomed into the Corvallis community. Hanna was a washer-woman, and Eliza a seamstress who is thought to have helped to sew the first Benton County flag. Along with William and Julia Dixon, they were members of the Methodist Episcopal Church.

Oregon Pioneer Association Publication Documenting the 1844 Oregon Trail History



TRANSACTIONS

OF THE

FOURTH ANNUAL RE-UNION

OF THE

Oregon Pioneer Association;

FOR

1876;

AND THE

ANNUAL ADDRESS DELIVERED BY HON. B. F. BOISE,

TOGETHER WITH

THE OCCASIONAL ADDRESS BY HON. JOHN MINTO; POEM BY E. EBERHARDT, ESQ., AND AN ARTICLE WRITTEN BY HON. JESSE APPLEGATE.

PUBLISHED BY THE ASSOCIATION.

ALIS VOLAT PROPRIIS

SALEM, OREGON:

E. M. WAITE, STEAM PRINTER AND BOOKBINDER.

1877.

Hannah and Eliza Gorman and the 1860 Census

The 1860 census shows Hannah and Eliza in Corvallis (highlighted in pink). This is the document that describes Hannah as a washer-woman and Eliza as a seamstress. When archeological work is done on the site, the plan is to look for lye or other evidence of Hannah's business.

After Eliza died in 1869 (see obituary), the 1870 census documents that Hannah moved to Portland as a "domestic" for the Methodist Episcopal (ME) minister J. H. Wilbur and his wife.

Hannah was listed as "B" for "black", and was born in Tennessee in about 1808. Eliza was listed as born in Missouri, in about 1839. The origins of the last name "Gorman" is not known.

The Cook family (highlighted in green) were neighbors of the Gormans, and appeared to have been closer friends, as the 1880 census shows Hannah living back in Corvallis with the now widowed Nancy Cook.

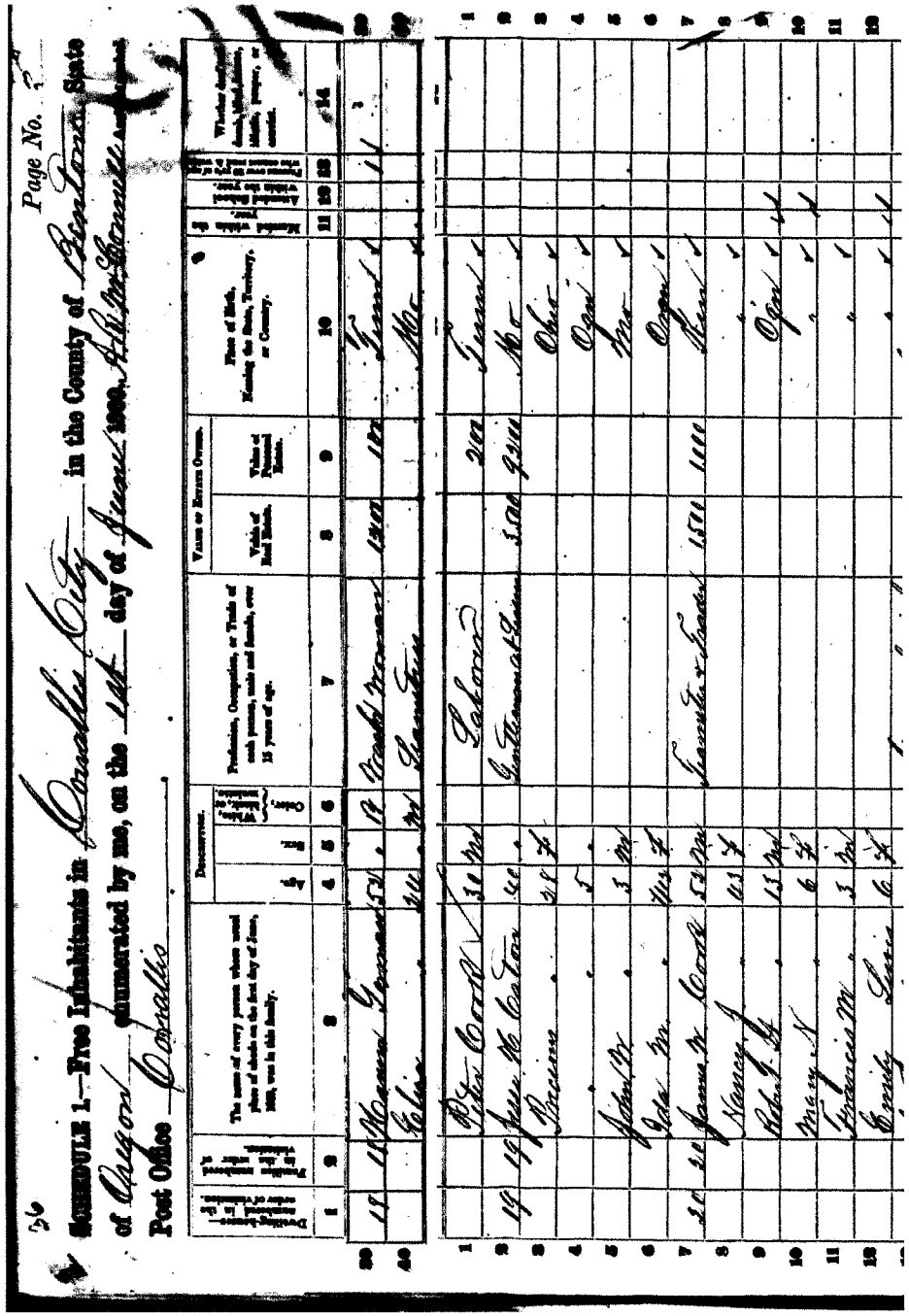
The Gormans had a border named Peter Cook (also pink), though it not known if he was related to the neighbors.

Hannah died on July 2, 1888. Both Hannah and Eliza are buried in the Crystal Lake Cemetery in South Corvallis.

When Hannah died, a photograph of Eliza went to Hanna's grandaughter, Emma Sheppard. Hiram (Emma's father and Hannah's son) lived in Salem, Oregon. After Hiram died in 1888, Emma moved to Kansas City, Kansas with her family.

As late as the 1930 census, members of the family were still living in Kansas City. How wonderful if that photograph is still exists.

1860 Benton County, Oregon Census



A Section of the Oregon Trail Roster of 1844 that listed Hannah and Eliza

42 THE OCCASIONAL ADDRESS.

THE ROLL OF 1844.—Concluded.

Wm. Clemens,
Francis Bordran,
Joseph Bartrough,
Herman Higgins,
Wm. Higgins,
Wm. Bray,
Wm. Prater,
Theodore Prater,
John Owens,
—— Ramsey,
Vincent Snelling,
Benjamin Snelling,
Long Tucker,
Daniel Durbin,
Jenny Fuller,
—— Ramsdell,
Dennis Clark,
Geo. Hibler,
Lewis Crawford,
Nathan Bayard,
John Ellick,
Adam Brown,
Chas. Gilmore,
Poe Williams,
Thos. Werner,
Edward Dupuis,
Eaben Pettie,
Amab Pettie,
Peter Bonnin.

The following turned off and went to California:

—— Jackson,
—— Stephens,
Murphy and four sons,
Martin and John,
Dennis Martin,
John Sullivan & brother,
Dr. Townsend,
James Montgomery,
John Greenwood,
—— Greenwood,
Britain Greenwood,
Scott, } Colored men
Robbin } with Col. Ford,

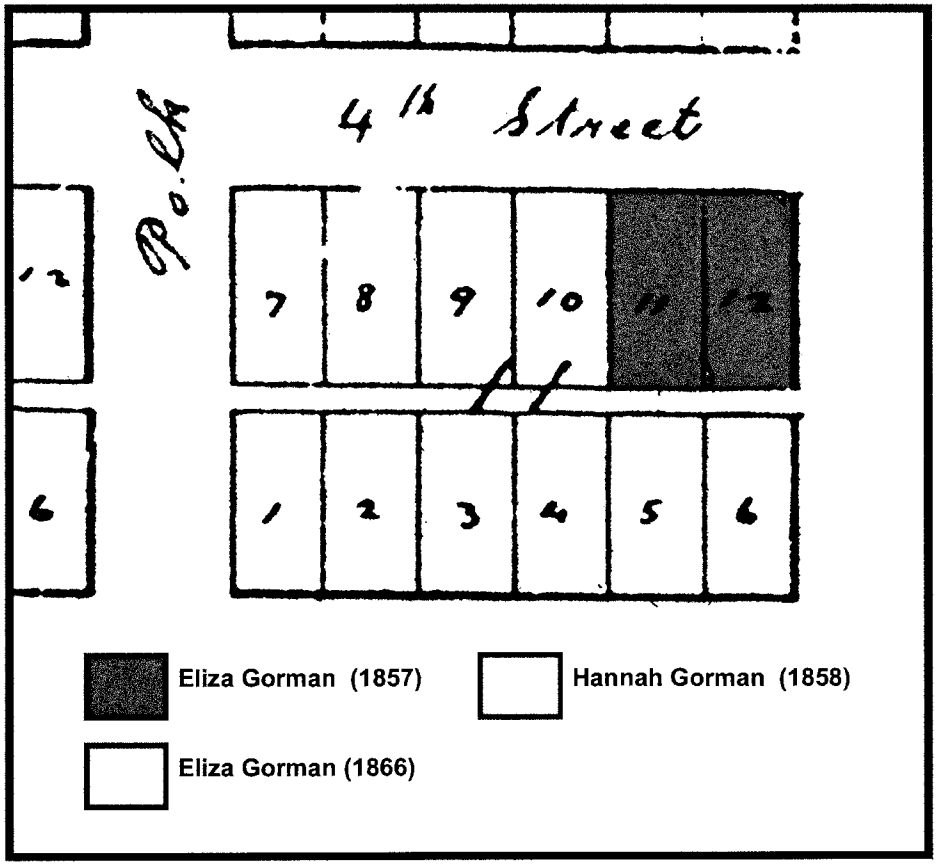
Mrs. W. M. Case furnished the following list of ladies who came in Major Thorp's Co.:

Mrs. D. Johnson,
Mrs. Joshua Shaw,
Mrs. Jacob Hammer,
Mrs. Herman Higgins,
Mrs. Vincent Snelling,
Mrs. Wm. M. Case,
Mrs. Benjamin Tucker,
Miss Amanda Thorp,
Miss Eliza Snelling,
Eliza, a mulato girl,
Aunt Hannah, a negress,
Horace Holden and May his wife, arrrived in April of this year from the Sandwich Islands.

The total number of young and old is supposed to be about 800 persons of both sexes.

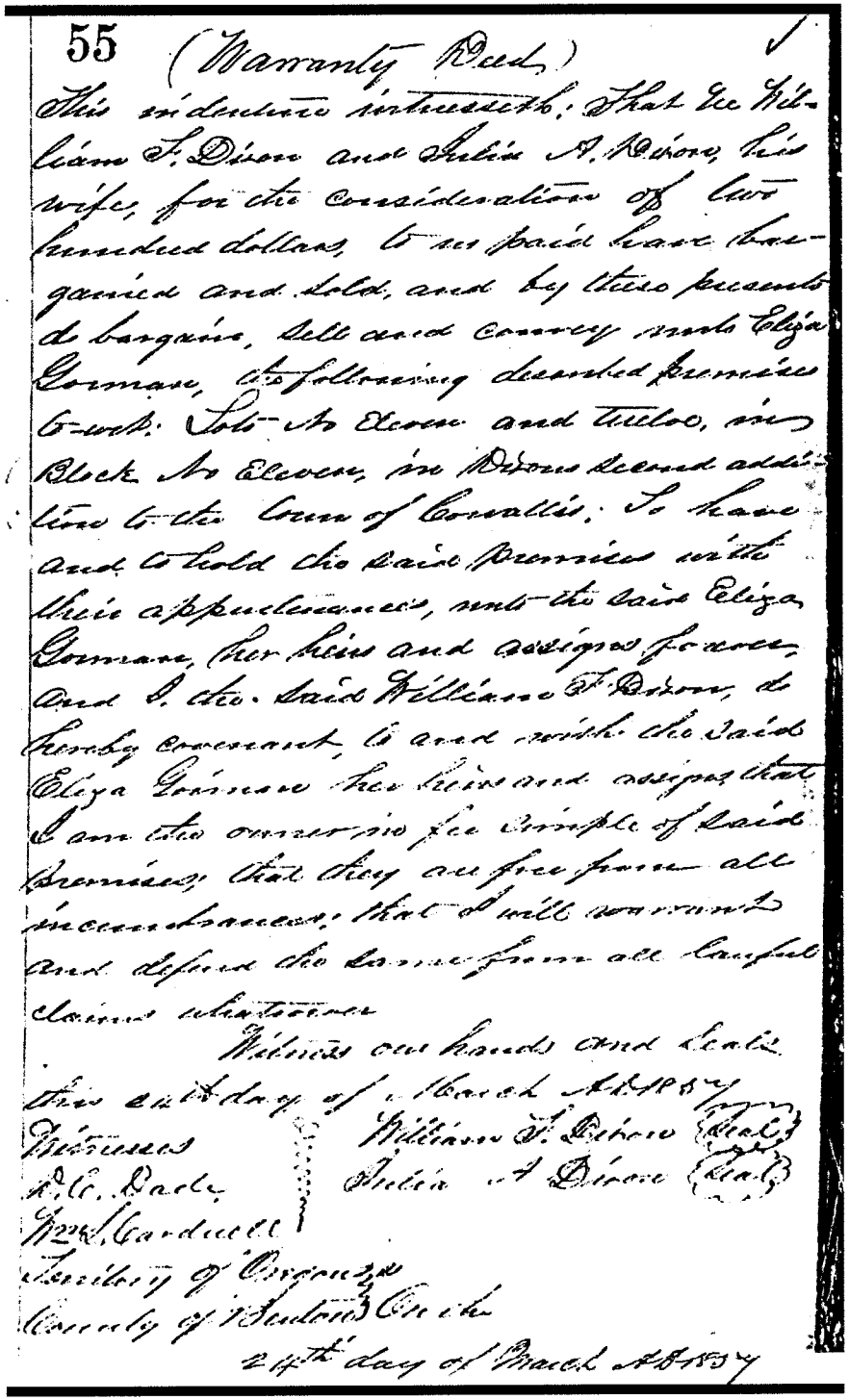
The Gormans were the only black women to ever be listed in an Oregon Trail roster. Hanna was listed as a "negress", and her six-year old daughter Eliza as a "mulatto girl." They were a part of John Thorp's Oregon Trail company. When they arrived in Oregon, they lived with the Thorp family on John Thorp's Donation Land Claim between Independence and Corvallis.

Eliza and Hannah's Property Purchases in Corvallis



The lots in Corvallis purchased by Eliza and Hanna were a part of Dixon's Second Addition. Lots 11 and 12 were bought in 1857. on which they built a one-story house. Lot 10 was bought in 1866 for $60.00 , on which the two-story addition was located. Hannah purchased an additional lot in 1858 for $50.00. There were few other homes in this part of town at that time.

Right: Original deed for Eliza Gorman's first land purchases, bought in 1857 from William and Julia Dixon for $200.00 (bottom part of text slightly cropped).



55 (Warranty Deed)

This indenture witnesseth: That we William T. Dixon and Julia A. Dixon, his wife, for the consideration of two hundred dollars, to us paid have bargained and sold, and by these presents do bargain, sell and convey unto Eliza Gorman, the following described premises to-wit: Lots No Eleven and twelve, in Block No Eleven, in Dixons second addition to the town of Corvallis; To have and to hold the said premises with their appurtenances, unto the said Eliza Gorman, her heirs and assigns forever, and I, the said William T. Dixon, do hereby covenant, to and with the said Eliza Gorman her heirs and assigns that I am the owner in fee simple of said premises; that they are free from all incumbrances; that I will warrant and defend the same from all lawful claims whatsoever.

Witness our hands and seals this 24th day of March A.D. 1857

Witnesses
A.C. Dade
Jno. Cardwell

William T. Dixon (Seal)
Julia A. Dixon (Seal)

Territory of Oregon
County of Benton } Ss

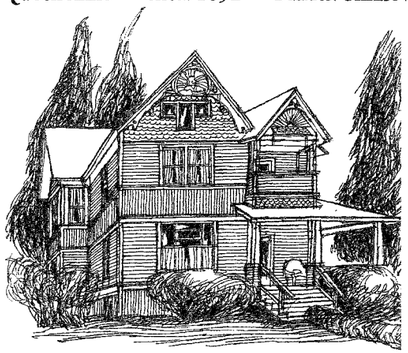
24th day of March A.D. 1857

R.E. Gibson House

7

440 NW 6th

Style: **Queen Anne** • Circa: **1892** • Builder: **Unknown**



The two and one-half story, wood frame R.E. Gibson House was built in1892. It is a wonderful example of the Queen Anne Style. It has a steep hip roof, shiplap exterior, and one-over-one, double hung sash windows set in simple surrounds. Top story windows on the front façade exhibit colored glass panes indicative of the Queen Anne style while multi-paned windows on the north and south side show decorative art glass. A large chimney covered in stucco rises through the center of the building and has a corbelled top. An open porch is located on the front façade and extends partly along the north side. A small balcony with a gable roof opens on the second story above the front entry. The balcony gable and the top gable on the front facade have decorated eaves and overlapping shingling. A band of vertical milled boards encircles the house between the first and second stories. The entry hall has a large staircase which leads to the second floor. This building is presently divided into apartments and has been since the 1920's. The house was long the residence of the Pinkerton family. Pinkerton was manager of the McCready Lumber Company outlet in Corvallis.

Charles & Lenore Peterson House

8

420 NW 6th

Style: **Colonial Revival** • Circa: **1908** • Builder: **Unknown**

The Charles and Lenore E. Peterson House is a well-preserved example of the early 20th century Queen Anne/Transitional Colonial Revival style. Reflecting the movement away from the highly decorated Queen Anne style of the late 19th century, the Peterson House was a simpler design. The house retains the Queen Anne front gable and yet has simple slender turned porch supports. Prominent exterior features include variegated shingle pattern in gable area, front and rear gable cornice returns and patterned lead glass windows. The interior retains many original details such as fine restored woodwork with turned baluster spindles and stair railing, classically detailed living room colonnade and five-panel doors. The front verandah with closed rail and wooden floor and steps adds to the welcoming entrance. The back porch and its gable roof open onto a charming patio area. Little is known about Charles E. Peterson, excluding the fact that he operated a barber shop at 115 Second Street. He and his wife Lenore purchased the property for the house from A.B. and Mary Cordley in April 1908. The house was constructed for $800. The Peterson House is an important contributor to the continuity and historic character of the neighborhood.

Sidewalk Markers

	LOCATION	CONTRACTOR	DATE
A	*SW Corner* 7th Street & Tyler	WS Burnap	1914
B	*SE Corner* 7th Street & Tyler	Levi Mellon	*(no date)*
C	*NE Corner* 7th Street & Tyler	WS Burnap	1913
D	*NW Corner* 6th Street & Tyler	HH Heuckendorff	1910

Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, from the time concrete sidewalks first appeared in Corvallis 1906 to the mid 1940s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

VISIT CORVALLIS

420 NW 2nd Street
Corvallis, OR 97330

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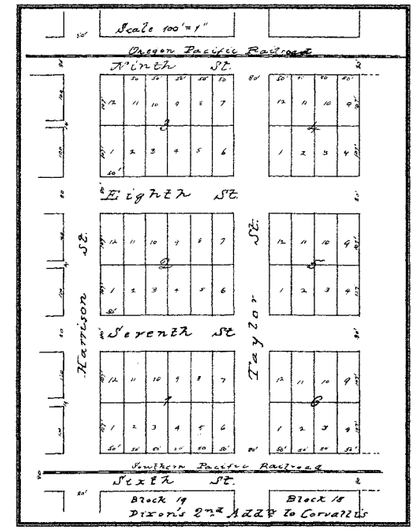
• Atomic Ranch • Avery Helm • College Hill West
• Franklin School & Tree Tour • North Central Park
• Franklin Square Tours • South Central Park

Neighborhood Historic Map



Rayburn's Addition to the City of Corvallis
Benton County Oregon

RAYBURN ADDITION

Neighborhood Walking Tour

Corvallis, Oregon

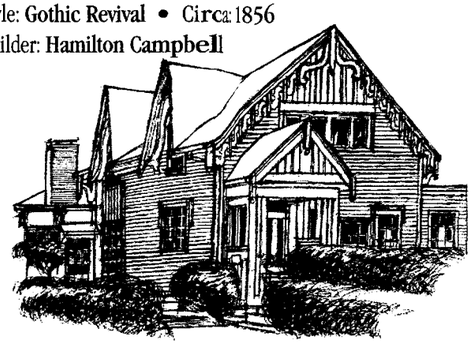
©2012 Rayburn Addition Neighbors *Illustrations by E. Ross Parkerson* *Original research: Doug Eaton, Mary Gallagher, J. Sanders Chapman & Lisa Burcham.*
Graphic design by M'Liss Runyon

Biddle-Porter House **1**

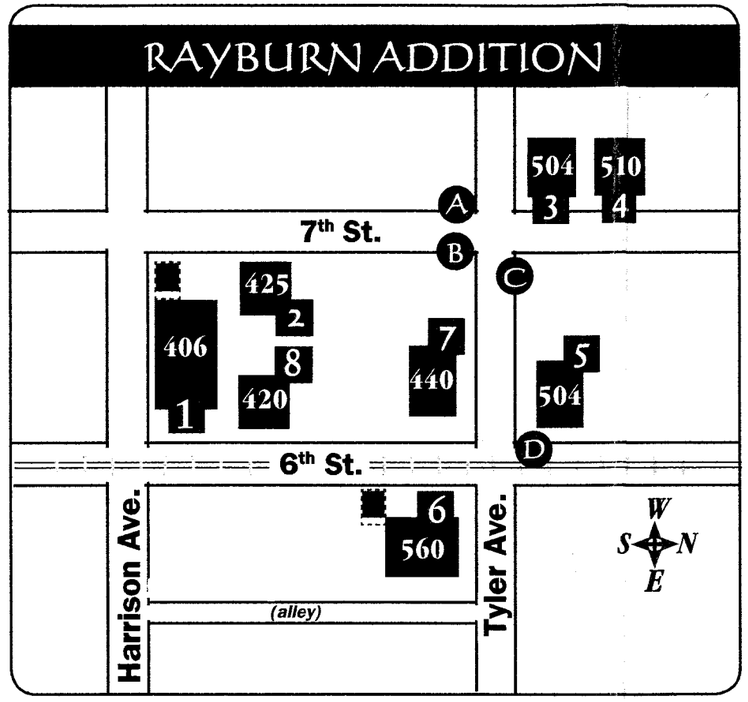
406 NW 6th Street

Style: **Gothic Revival** • Circa: 1856

Builder: **Hamilton Campbell**



The 1856 Biddle-Porter House is a one and one-half story Gothic Cottage Style building set on a brick foundation. The windows are six-over-six, double hung sash as well as casements with ten panes. The vergeboards are intricate wood scrolling as are the cave decorations on the second floor gables. The front entry has sidelights and a transom. Benjamin and Maria Biddle and five children settled in Corvallis in 1853, having traveled overland from Springfield, Illinois, in 1852. Biddle operated a drug store for several years and served in 1854 as Benton County clerk and mayor of Corvallis in 1864. The Biddles resided in this house for twenty-one years. Later owners include OAC Professors Washburn and Cordley and Archie Johnson. The Tudor style garage at the rear of the house was reportedly moved to its location in 1919 by Johnson from his Tudor mansion on 9th and Harrison Streets. The alteration of the front facade with timber and stucco treatment may also have occurred at this time. Johnson sold the house to his daughter and husband Jack Porter in 1925. The Porter family lived in the house for 80 years. The Big-Leaf Maple tree at the front of the house is said to be one of the largest and oldest planted in Oregon.



• Railroad History •

A right-of-way down the center of Sixth Street was granted to the railroad in 1879 and in January of 1880, the first passenger train, the Western Oregon Railroad, arrived in Corvallis from Portland. Optimism generated by the completion of the Oregon and Pacific Railroad connecting to Yaquina Bay on the coast in 1885 resulted in a period of prosperity and progress in Corvallis. Profits soon proved elusive for the new rail line and it was sold in 1907 to Southern Pacific. In the 1990's, Southern Pacific abandoned, sold, and leased various sections of the line. Currently, the Portland and Western operates a line from Albany to Toledo.

This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk markers can be seen (there are many more of these around town).

George Taylor House **5**

504 NW 6th Street

Style: **Vernacular** • Circa **1900** • Builder: **W.O. Heckart**

The 1900 George Taylor House is a two-story intact vernacular farmhouse in the Rural Gothic tradition, a rarity in the city. The house is one of the few older buildings in Corvallis that hasn't been divided into apartments or in any noticeable respect altered of updated. The house has a steep pitched gable roof, single story polygonal bay and shiplap siding and plain trim. The local newspaper at the time wrote that "In the construction, the finest Cascade lumber will be used." The interior retains its original shape and practically all its original woodwork, doors, trim and ornamentation. George Taylor was a long time Benton County farmer and became a partner in the Corvallis Creamery Company which was located directly across 6th Street. Taylor operated the Creamery from 1896 through the early years of the 20th Century. According to two life-long residents of the neighborhood, the Taylor House served as a "business office" for the dairy. The property remained in the Taylor family until 1936 when it was sold to George Oliver who used the house as family residence and the adjoining land as a mill site and distribution center for his Oliver Fuel Supply Company. He and his wife lived in the house until 1975.

Paul & Eunice Walters House **2**

425 NW 7th Street

Style: **Spanish Revival** • Circa: 1926 • Builder: **Unknown**

The 1926 Paul and Eunice Walters house is one of the best and few examples of the Spanish Revival style in Corvallis. This style was born as a result of the Panama-California Exposition, and became a U.S. style movement from 1915 to 1931. It started in California and Florida, which had the ideal climate for Mediterranean-inspired homes, and remains popular today. Typical exterior elements of the style seen on the Walters House are the stucco walls, terra cotta roof tops and curved arches as seen above the window treatments. Another common feature evident is the spiral fluted pilaster columns seen between the paired and triple window patterns on the front façade. Interior features of the house include arched room entries, French doors, original wrought iron wall sconces. and ceiling chandeliers and an angled chimney breast that projects into the room. Shortly after purchasing the house the current owners were up in the attic strengthening the rafters and found an OSU yearbook from 1926, the year the house was built. Paul Walters was a district manager for a life insurance company whose office was in the downtown Crees Building, today occupied by The Inkwell Home Store. The Walters are listed in the 1931 telephone directory but is not listed in the 1932 directory.

Wuestefeld House **3**

504 NW 7th Street

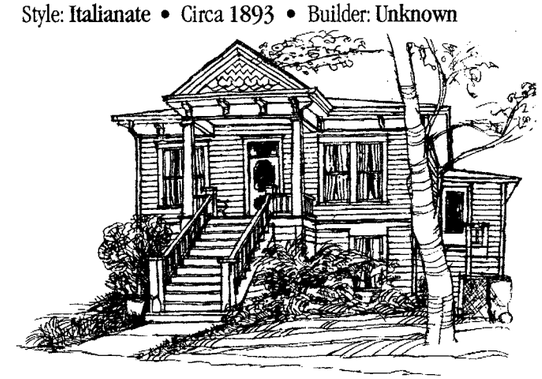
Style: **Vernacular/Queen Anne** • Circa 1892 • Builder: **Unknown**

The 1892 Wuestefeld House is perhaps best described as Rural Vernacular although several details suggest influence from the Queen Anne and Italianate styles of architecture. The one and one half story wood-frame house is rectangular in plan and has a gable roof. Exterior walls are covered with horizontal drop siding while the gable end of the main facade is embellished with rectangular and concave faceted shingles. The roof terminates with projecting boxed eaves. Eaves on the east and west sides feature cut-out wheel design ornamentation. A one story entry porch, not original, with a half hipped roof extends the entire length of the main facade. A side hall entry is located to the north on the main facade. The long, narrow one over-one double hung sash windows are trimmed with "cornice" style heads. A one-story rear wing appears to be original. Julius George Wuestefeld was born in Germany on August 14, 1848. In the spring of 1868, Mr. Wuestefeld embarked on a side-wheel steamer for the United States. Landing at Oakland, California by way of Panama, he went to San Francisco working for some time in a saloon. In the 1870's, he came to Corvallis and tended bar. In 1919, this house was conveyed to the Andy Ashby family who lived in the house for many years.

Wuestefeld House **4**

510 NW 7th Street

Style: **Italianate** • Circa 1893 • Builder: **Unknown**

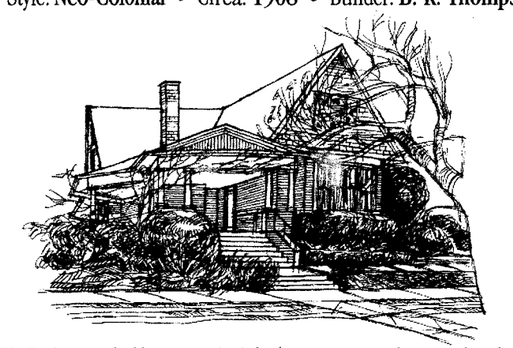


The 1893 Wuestefeld House is a high, one story, wood-frame Italianate Cottage. It is the only example of its kind in the neighborhood and probably in Corvallis. The ornamentation and a very high basement story of stone distinguish this Italianate from others found in the city. Rectangular in plan with an attachment on the north elevation, the house has a hipped roof. Scroll-like brackets ornament the projecting boxed eaves. A pedimented portico, reached by a flight of stairs, is bracketed and decorated with a combination of fish scale and angular cut shingles. Two square porch posts are tapered and fluted. The entry door features a single light sash surrounded by small panes of colored glass. Elaborate carved designs in the wood of the door add to the special entrance. In 1812, Wuestefeld purchased the land on which he built both Wuestefeld houses and married Miss Mina Hodes of Germany. S.G. McFadden was the contractor. Referring to its construction, the Corvallis Times noted that the house was to be "a six room cottage mounted on a seven foot stone basement. The stone comes from the Mulkey quarry. The building will be hand-finished throughout and will cost $1000." The house was occupied by the Wuestefeld family until the1970's.

Frederic Berchtold House **6**

560 NW Tyler Street

Style: **Neo-Colonial** • Circa: **1908** • Builder: **B. R. Thompson**



The Frederic Berchtold House was built for $3,500 in 1908 in the Neo-Colonial style of architecture. The exterior has characteristics common with the Queen Anne style: the asymmetrical plan, overhanging second story, recessed front porch and the use of ornamental shingles on the gable ends. Colonial influences are seen on the front porch with the supportive Tuscan columns and the encircling balustrade railings. The interior showcases dark-stained woodwork evident on the post and baluster staircase, sliding doors, fireplace mantle shelf and a built in parlor seat. A large spruce tree and numerous shrubs and trees enhance the sculptured landscaping around the house. An auto garage, built after 1912, has been remodeled into an art studio and office but retains its basic exterior form. Berchtold was born in Berne, Switzerland in 1857 and came to the United States to continue his studies and became a U.S. citizen. He was a Professor of English and Languages at Oregon Agricultural College and was Dean of the College from 1896 to 1901. He became Professor Emeritus in 1932, after serving on the faculty for 48 years. Berchtold was married in Corvallis to Martha C. Korthauer. They had three children. He remained living in this house until the death of his daughter.

Lewis G. Kline House

7

308 NW 8th Street

Style: Italianate • Circa: 1885 • Builder: Unknown

The 1885 L.G. Kline house is one of the best examples of early Italianate style in Corvallis. It is wood frame construction and has a low hip roof. The windows are one-over-one, double hung sash with decorative entablatures supported by small brackets. A massive fireplace, probably a later addition, stands on the south side. A partially enclosed front porch with a balcony surrounds the front entry on the east side. At the rear there is a small latticed back porch and fruit house. The Kline family emigrated from Russia and Poland by way of Panama in 1864 arriving in Corvallis with the first sewing machine to be seen in the city and some cloth with which to begin a tailoring business. Mr. Lewis Kline successfully expanded his business, opening the L.G. Kline and Company mercantile store in 1868. In 1886 his son Simon assumed management and became active in community development and politics. The Kline home retains the charm and scale of a spacious 19th century house and was listed in the National Historic Register of Historic Places in 1981.

Winfred & Louise Atwood House

8

214 NW 7th Street

Style: Bungalow • Circa: 1913 • Builder: Unknown

The 1913 Atwood House is architecturally significant as one of the best examples of a Bungalow style in the North Central Park Historic neighborhood. The design and details are especially exhibited in the double-gable profile on the south side. A one story porch extends the entire length of the main facade and features concrete piers upon which rest tapered wooden porch posts. The main entry is located off-center to the north and features a wide door with one recessed panel below a large sash of glass. There is great variety in window shape, size, type and arrangement. Projecting rectangular one story bays with three windows are located on the south and north sides. The gable roofs, including the porch roof, have broadly projecting eaves with exposed rafters and brackets. An exterior concrete "brick "fireplace composed of plain, and rock-faced concrete bricks, is located on the south side. There is also an interior chimney of the same material. Sycamore trees lining the street enhance the setting of the house. Winfred Atwood was the first professor of plant physiology at Oregon Agricultural College and served on the faculty until 1951. The Atwoods frequently entertained foreign students in their home.

Sidewalk Markers

	LOCATION	CONTRACTOR	DATE
A	*SE Corner: Near parking lot of Presbyterian Church* 9th Street & Monroe	Corvallis Concrete Co.	5-16-1924
B	*NW Corner* 8th Street & Monroe	(4)Levi Mellon Contractor	*(no date)*
C	*NE Corner* 8th Street & Monroe	(2)Levi Mellon Contractor	*(no date)*
D	*SE Corner* 8th Street & Van Buren	John Thornton	1911

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Corvallis Guided Tours

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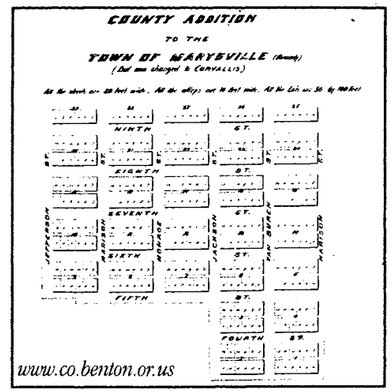
Madison Avenue Map, Features & Projects
541.758.4090

Other Walking Neighborhood Tours:

• Mormic Ranch • Avery Helm • College Hill West
• Franklin School & Tree Tour
• Franklin Square Tours • South Central Park

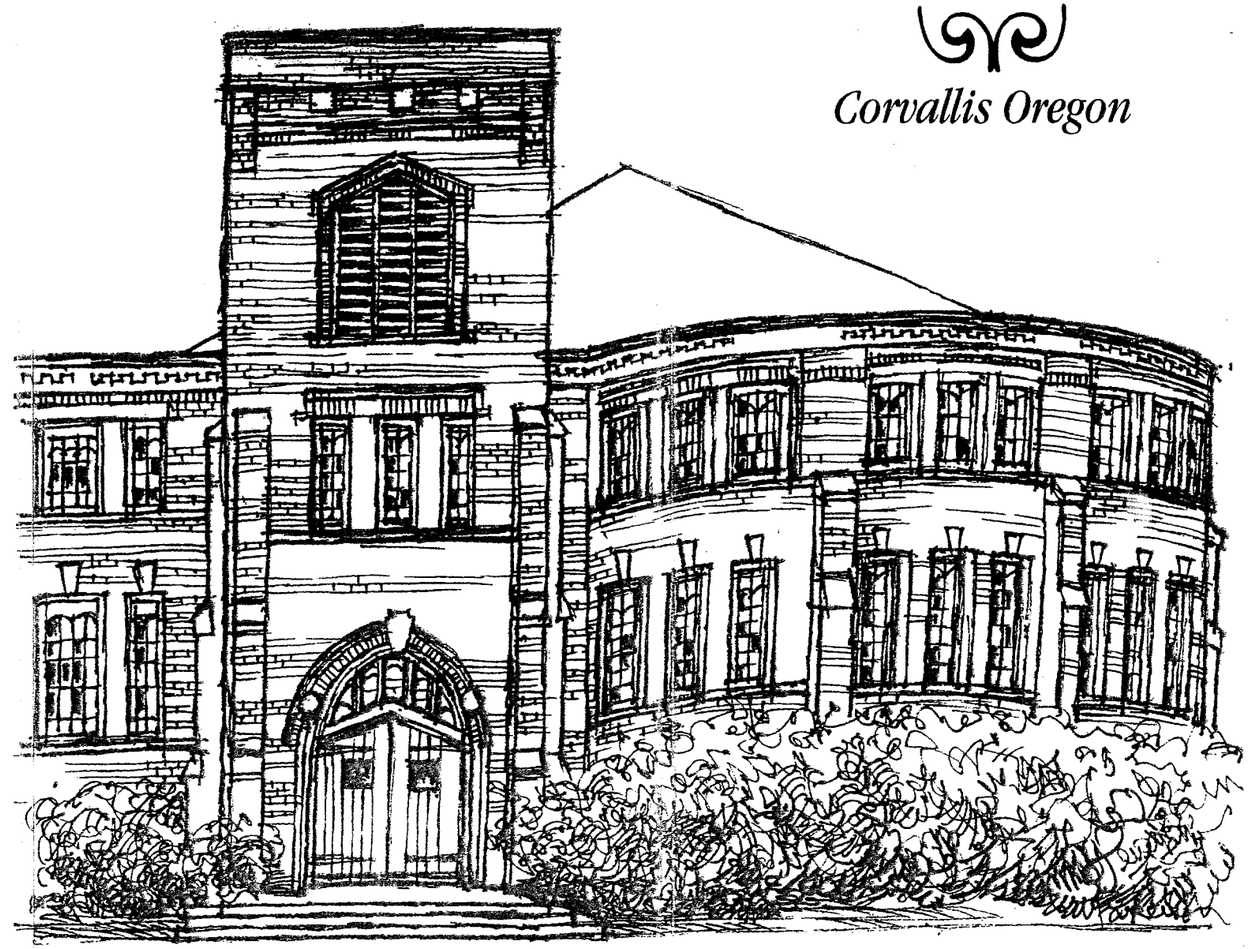
Neighborhood Historic Map



Recorded in Fil May 8th 1854
By me A.G. Hovey Recorder and Clerk of the
Board of County Commisioners For Benton County

NORTH CENTRAL PARK Neighborhood Walking Tour

Corvallis Oregon



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First Presbyterian Church 1

114 SW 8th Street

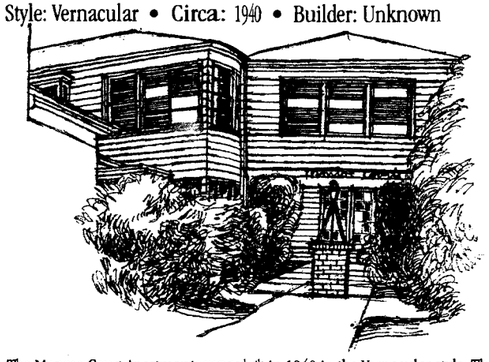
Style: Gothic Revival • Circa: 1909 • Builder: E.G. Allen

The First Presbyterian Church is the area's only example of Late English Gothic architecture as interpreted in the early 20th Century. Prominent architectural features are the two towers and the single- story large circular unit housing the sanctuary and nave. Exterior walls are divided into five bays each with three transom and sash stained glass windows except for the center bay which has five. The upper level clerestory windows have stained glass. The two main entry doors are set in a Gothic arch. A conical roof is located over the circular portion of the building and a hip roof is used on the south and west sides. The Corvallis Presbyterian Church was organized in 1853 and is the second oldest Presbyterian Church in Oregon. The first church building was built in c.1860. Prior to its completion, services were held in the city school and then the courthouse. In 1909, plans were initiated for a new church. Portland architect John W. Bennis designed the building but plans were modified by architect E. E. McClaren to reduce costs. Portland contractor E. G Allen built the church for $18,600. In 1928 the Church Educational Building was completed at the south side.

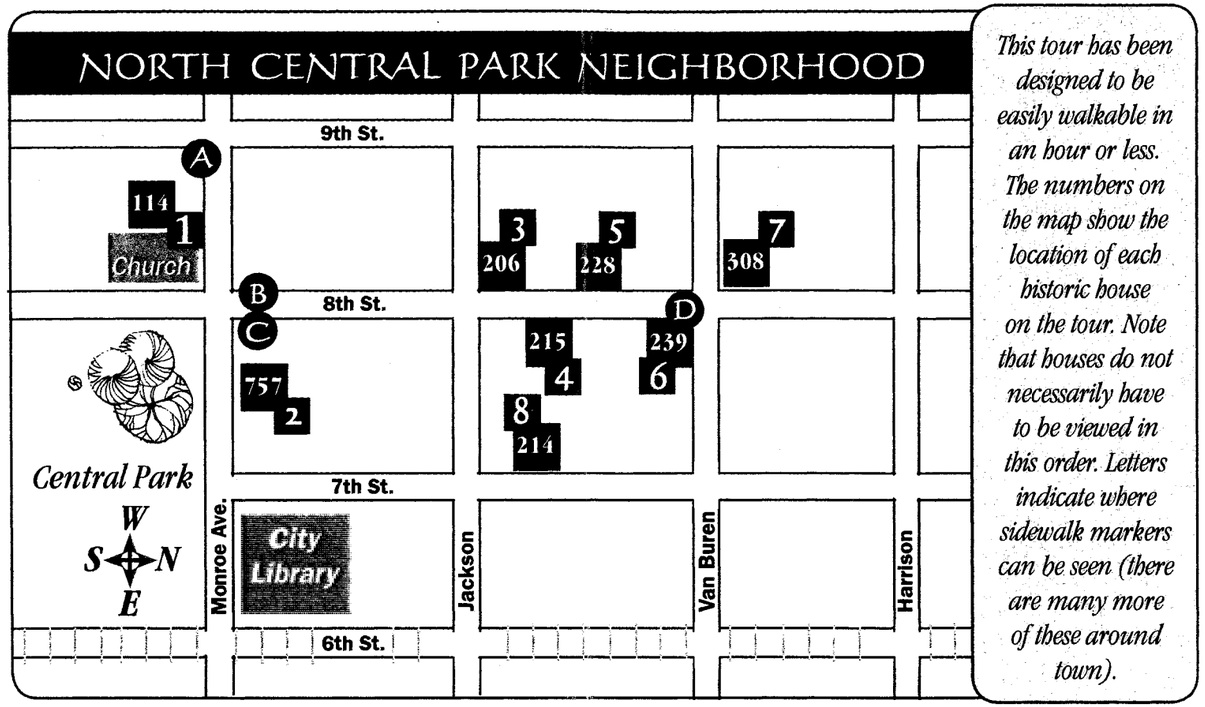
Monroe Courts 2

735-761 NW Monroe Street

Style: Vernacular • Circa: 1940 • Builder: Unknown



The Monroe Court Apartments were built in 1940 in the Vernacular style. The basic plan is rectilinear with boxy shapes and low-pitched roofs. The front apartments are single story with fireplaces. Each apartment has a back door off the kitchen. The windows have horizontal orientations compared to the vertical styles seen in the 19th century. Wooden corner windows help to bring charm and more light into the individual apartments where ceiling heights are eight feet. The ground level bay windows are supported by a brick facade. Five of the seven apartments surround a courtyard with a brick lamp post. A distinctive blue neon sign is supported by iron pillars and brick walls. Neon was discovered in 1898. The first lights were invented in France in 1902 and then introduced in the US in 1923 and was dubbed "liquid fire". As befitting one of the city's oldest neighborhoods, there is 'walkability' in all directions - east to downtown, west to the OSU campus and south to Central Park.



This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk markers can be seen (there are many more of these around town).

The Wells-Savage House 3

206 NW 8th Street

Style: Queen Ann • Circa: 1899 • Builder: Unknown

The prominent 1899 Wells-Savage House is an excellent example of the late Queen Anne style. The house originally rested on a stone foundation. Today concrete blocks have been added above the stone. Exterior features include overlapping shingles used to clad the gable ends which also sport decoratively sawn bargeboards. Decorative columns flank the front entry with a detailed wrap around verandah. The windows of the main facade are wide and a first story window features an upper sash surrounded by a border of colored panes. The interior of the house retains many original details such as doors, molding, hardware and staircase. A two story rear addition was added between 1927 and 1949. The siting of the house on two lots enhances the significance of the property. The first owner of the house was Mary J. Wells, the wife of W. A. Wells. They occupied an almost identical house on the north corner of this block. It is likely that this house was built as a rental. Thomas Gatch and his wife were the first renters. Gatch served as president of Oregon Agricultural College. Milton S. Woodcock, a prominent Corvallis banker, sold the house in 1907 to his sister Carrie Savage. The Savage family occupied this house for many years.

Walter & Clara Brown House 4

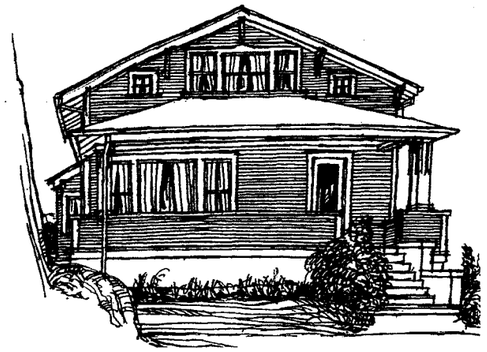
215 NW 8th Street

Style: Bungalow • Circa: 1928 • Builder: Unknown

The 1928 Walter and Clara Brown House is an early example of a two-story wood frame Bungalow. Historically, the Bungalow did not gain popularity until the second decade of the 20th century. The house sits on its original post and beam foundation. The front second story gable with a window box sits on a pitched roof that curves over the wide front porch. The glassed entry door is framed with two sidelight windows. The house is clad with a nice mix of lap and shingle siding, a common design in early bungalows. Interior features include a central stairway leading to five bedrooms. The kitchen has original fir countertops, farm sink and cabinetry. There have been very few alterations to the house. Dr. Walter Sheldon Brown was a professor of Horticulture and head of the Experimental Station Department at Oregon Agricultural College from 1913-1942. It is said that the Brown's planted the magnificent hybrid sycamore tree which along with the picket fence adds character and charm to the welcoming front entrance. The house has had only three owners in its long history.

228 NW 8th Street 5

Style: Arts and Crafts • Circa: 1913 • Builder: Unknown



This 1913 house is a transitional example of an Arts and Crafts style on an American Foursquare form. The elements of this form include a square boxy design and a large full length front porch with wide stairs. They were commonly built with the top few feet of the basement walls extending up out of the ground. These houses provided maximum amount of interior room space using a city lot to its best advantage. Two projecting box bay windows on the south and north sides of the house add to this compact feel. The hipped roof has distinct decorative eave brackets reflecting the Arts and Crafts style. The ornamental molding design on the porch columns is also an Arts and Crafts element. This same design is found on wall molding in the front entry hall. Original interior features include a pocket door to the front room as well as decorative hardwood flooring. An addition was added onto the back of the house in later years. County and city records on early property ownership are unclear.

Kappa Sigma Fraternity House 6

239 NW 8th Street

Style: Colonial Revival • Circa: 1911

Builder: Unknowm

The Kappa Sigma Fraternity building was the first college fraternity house in Corvallis. The Colonial Revival building was erected in 1911 by Thomas Whitehorn, who put up the house as a fraternity of twenty Oregon Agricultural College students. Whitehorn was the president of the Corvallis State Bank and was the owner of a considerable amount of city property, including business blocks. The 2½ story building is L-shaped with distinct palladium windows in the dormers. The flat porch roof is supported by five Tuscan columns with wide cement steps leading to the porch and front entry. Tripled windows are situated on each side of the door. The distinct shingle siding is not original. In 1930 two fires destroyed portions of the house, including the kitchen at the rear of the building. The Kappa Sigma's decided to build a new fraternity closer to campus. During the Second World War there was a housing shortage and the building was converted to ten apartments. It has remained as apartments since that time, with relatively little modification to the structure. Room arrangement, doors and interior hardware are intact. Flowering plants enhance the yard around the building.

James A. Wood Grocery Store

445 SW 9th Street **7**

Style: Italianate • Circa: 1892

Builder: Unknown

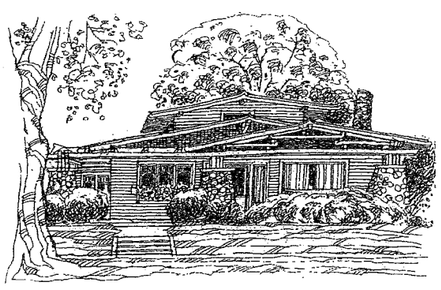
The James A. Wood general merchandise store is a significant example of intact 1890's Italianate architecture in Corvallis. It is the only wooden frame grocery store building remaining in the city before the turn of the century. The store was probably located to attract Willamette Valley and Coast railroad passengers as well as college students, considering its close proximity to both the train depot and campus. Built in about 1892 the building was originally situated on the southwest corner of the lot with a one-story full front porch extending to the sidewalk. The ground floor front bay cabinet window would have been used for the display of goods and produce. The hipped roof has boxed eaves with wooden brackets boasting a rinceau design with branches and leaves. Sometime before 1912 James brother Samuel converted the store building to his home. At this time, a new wrap porch was added along the front and south sides. The one-story wing on the east side is original and is now one of two apartments in the building. Samuel Wood was a noted merchant and minister whose family lived in the house for about 40 years.

Charles & Ibby Whiteside House

344 SW 7th Street **8**

Style: Aeroplane Bungalow • Circa: 1922

Builder: Unknown



This Aeroplane Bungalow, the only one of its kind in Corvallis, was built in 1922 for Charley's wife Ibby. The house exhibits strong Japanese influence with some Swiss elements. Bungalow features include massive native river rock porch pillars and chimney, a wrap around veranda, unusual casement window design and a pagoda-like roof treatment with multiple rafter ends. Early, the second story cockpit sleeping porch was enclosed. The house displays remarkable historic integrity both inside and out. The interior showcases a brick fireplace flanked with built-in bookshelves and a seat with a basement wood lift. The giant sycamore trees in front were planted in the 1920's. Charley Whiteside was a prominent member of the Corvallis community and entered the hardware business and later operated Whiteside Motors on the corner of 3rd and Monroe. In the 1940's he joined his brothers Sam and George in the theater business in Corvallis. The Whiteside brothers pioneered the motion picture business in Corvallis operating the Palace Theater, the Crystal Theater, the 1913 Majestic Theater and in 1922, the grand Whiteside Theater at 4th and Madison. The house was listed in the National Register of Historic Places in 2007.

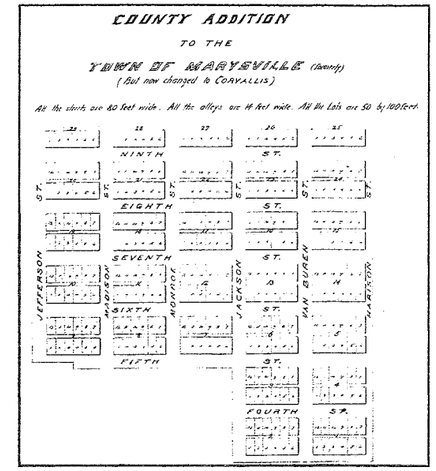
Sidewalk Markers

	LOCATION	CONTRACTOR	DATE
A	*SW Corner:* Madison & 8th Street	W.L. Read	*1918*
B	*Front Walkway: Floyd & Zeta Johnson Bogue House* 202 SW 9th Street	F.E.B.	
C	*SW Corner:* Adams & 8th Street	W.L. Read	*1919*
D	*Front Walkway: James Wood Grocery Store* 445 SW 9th Street	S.M. Wood	
E	*NW Corner:* Washington & 8th Street	W.L. Read	*5-1-1918*

Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.

For almost three decades, **from the time** concrete sidewalks first **appeared in** Corvallis 1906 to the mid **1940s, contractors** marked their work with **an embossing** stamp. Some of the markers **include only** the contractor's name. **Other markers** include the year the contractor **poured the** sidewalk. Some markers **also include the full** date (month, day, and year). **Each sidewalk** marker is an interesting **artifact reflecting** the growth of Corvallis.

Neighborhood Historic Map

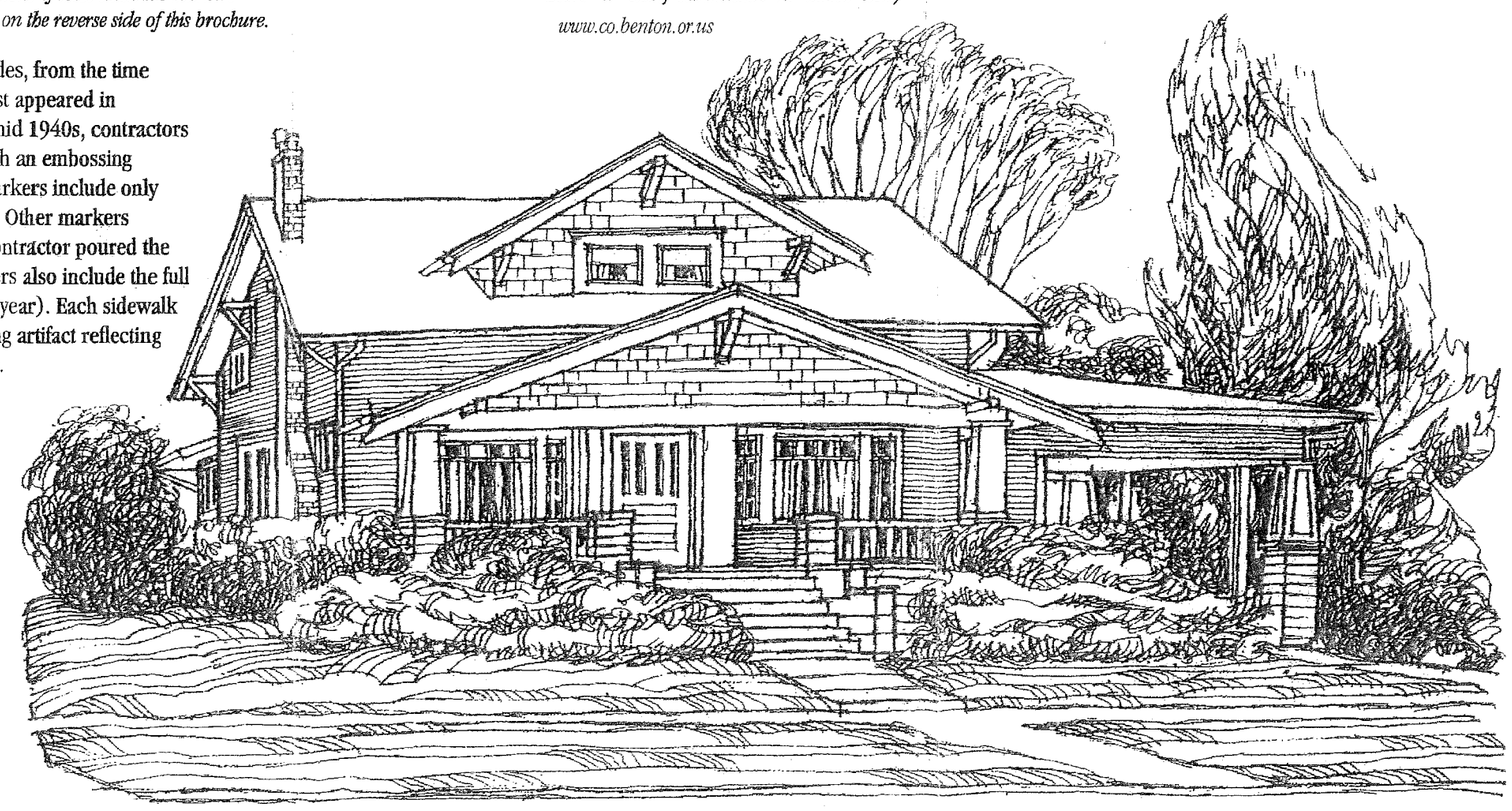


Recorded in Fol May 8th 1854
By me A.G. Hovey Recorder and Clerk of the Board of County Commissioners For Benton County

www.co.benton.or.us

SOUTH CENTRAL PARK Neighborhood Walking Tour

Corvallis Oregon

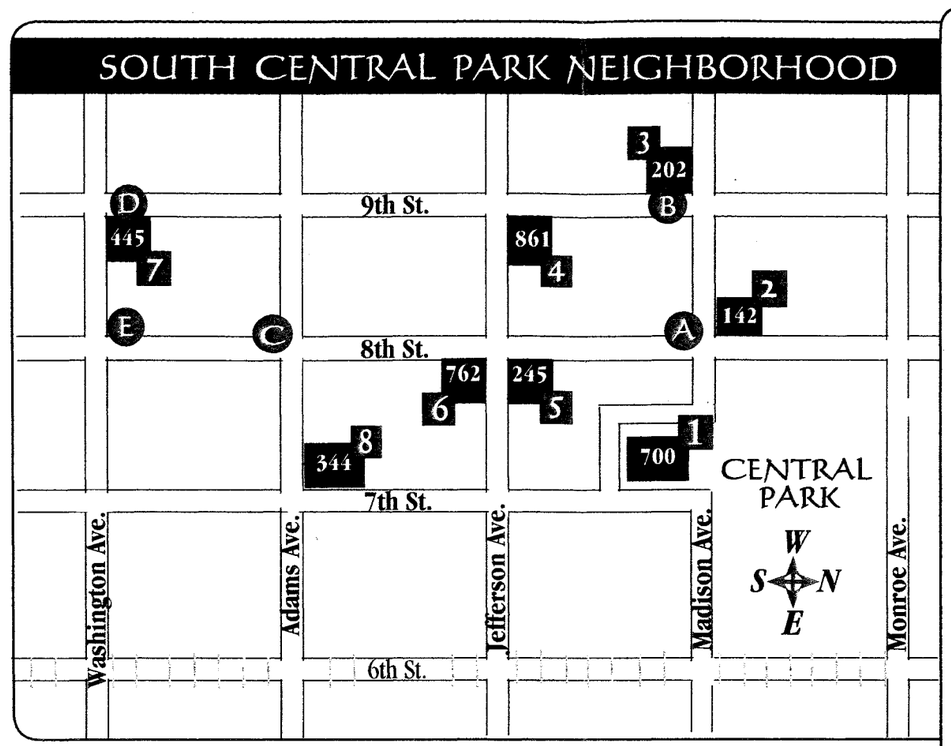


©2009 South Central Park Neighbors *Illustrations by E. Ross Parkerson* *Research by Judith Sanders Chapman, Doug Eaton, Mary K. Gallagher & Doug Sackinger* *Graphic design by M'Liss Runyon*

The Arts Center
700 SW Madison Avenue
1

Style: Gothic Revial • Circa: 1889
Builder: Lawrence, Holford & Allyn

Built in 1889, the Episcopal Church of the Good Samaritan is a wonderful example of 19th century gothic revival design. It was built by Lawrence, Holford and Allyn and was originally located on the southeast corner of 7th and Jefferson. The building has a cruciform shape with lancet arch windows and front entry way. Lawrence made un-built designs for a new church for this congregation in 1924 and built their rectory in 1929. Financial difficulties from 1925 into the 1930's prevented erection of a new church, so they remodeled the old church in 1936. Though no known records conclusively link Lawrence to this work, it is highly probable he was involved. Spotty church records indicate that 1936 alterations included the extension of the front of the church, which added four windows on either side of the nave. A chapel was also added on one side to the rear and perhaps the basement. After moving to a new church on Harrison, the old church was secularized on August 27, 1961, and moved to its present site. The former sanctuary area floor and interior wall surfaces were altered when moved and made into an art center. Heavy timber trusses and other original features however still exist.



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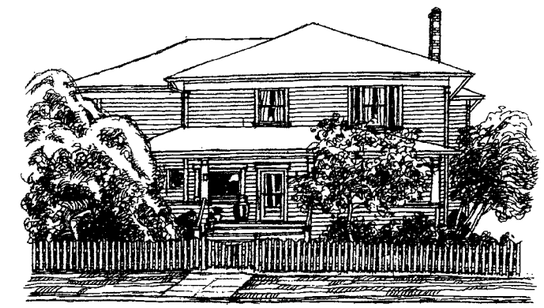
Buxton-Corrie House
245 SW 8th Street
5

Style: Colonial Revival • Circa: 1904
Builder: Charles Heckart & Edward. Buxton



The 1904 Buxton-Corrie House is an excellent early example of vernacular Colonial Revival style. The front porch roof is supported by six classical truncated wood posts. Interior Craftsman varnished oak detailing includes a square post and baluster staircase, a fireplace flanked by built-in settee and wood box and a pantry between the kitchen and dining room with built-in china cabinet, four bins and counters. A closed stairway leads from the kitchen to the second floor maid's room. In 1899, Edward Buxton became a partner in the Central Planing Mills and Box Factory, the largest and best known manufacturing establishment in Benton County. Buxton and Charles Heckart built the house for Buxton who lived in it for one year. The House is more associated with the John Corrie family, owners for 72 years. Corrie, born in Illinois in 1865, moved to Corvallis to escape the extreme weather in Bozeman Montana where he had a wheat ranch. He bought a Linn County farm and devoted his life to farming. His daughter Eva lived in the home until 1983.

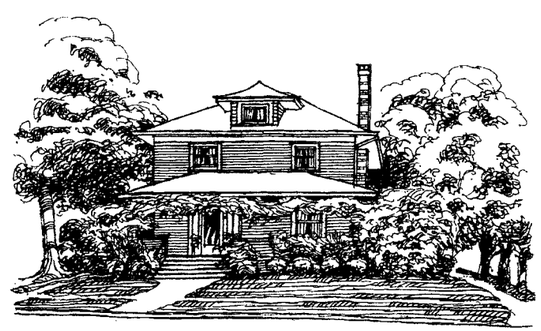
Jeffreys - Porter House
142 SW 8th Street
2

Style: Italianate • Circa: 1889
Builder: Unknown

The Jeffreys-Porter House was built in 1889 by Samuel and Rose Jeffreys and is a classic example of the Italianate style. Rectangular in plan, the house rests on a stone foundation with poured concrete supporting the rear of the house and added garage. The two porches on the east and south sides have nice detailing with posts, diagonal brackets and wood railing balusters. Rectangular projecting bays grace the east and south sides. Although the house is used as office space today, many original interior details remain. Samuel Jeffreys was a lawyer and Benton County Representative to the Oregon Legislature. Johnson Porter was born in 1859 in Corvallis just as Oregon joined the union as the 33rd state. In 1889 he started and managed the first electric light plant in Corvallis. He served as police judge of Corvallis in the 1890s and later served as mayor. Johnson's son Fred and his wife Ida lived in the house after 1913 when Johnson and his wife moved to apartments above the Majestic Theater.

Floyd & Zeta Johnson-Bogue House
202 SW 9th Street
3

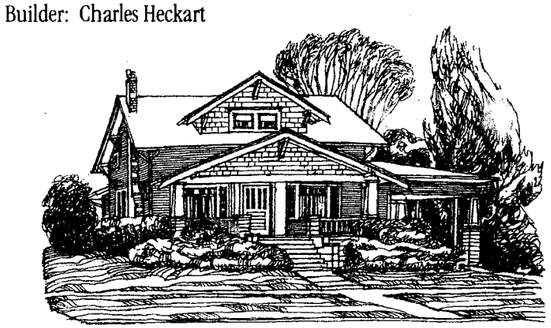
Style: Classic Box Foursquare • Circa: 1913
Builder: Unknown



The 1913 Bogue House is architecturally significant as a very intact example of an early 20th century American Foursquare style. The house rests on a foundation of miracle hollow blocks . The blocks are rock faced with smooth margins. The one story porch extends the length of the main façade and features square posts. Two metal lanterns, probably original, flank the entry door. The glass in the door and the two sidelights is beveled. The most common window treatments are transom over sash windows. Some of the transoms feature leaded glass. The central hipped roof dormer nicely completes the main façade. The sidewalk leading to the main porch has the initials FEB, Floyd E. Bogue. William Bogue, Floyd's father, previously had a house in this location and had it moved to the lot south of the current house prior to its construction. The William Bogue House is no longer standing. Floyd was a cashier at the Benton County State Bank and was a member of the Corvallis City Council. Records show that Zeta Bogue died in the 1918 flu epidemic.

John W. Foster House
861 SW Jefferson Avenue
4

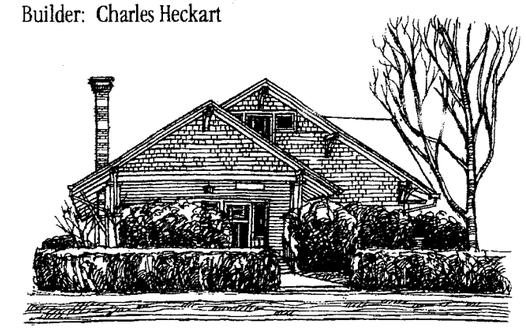
Style: Craftsman Bungalow • Circa: 1912
Builder: Charles Heckart



The John W. Foster House is an excellent example of a two-story wood frame Bungalow style built in 1912. The two-story building situated to the northeast of the house is one of the only intact barns (c.1890) left in the area. It was eventually used as a two-story carriage house and stable. Sometime in the teens a one-car auto garage was erected to the northwest of the house. Intact today, the garage sports the original clapboard siding and swinging auto entrance doors. The porte-cochere on the east side was added c.1920. The typical bungalow front porch is accented with the original stained oak door with beveled glass panes and heavy oak dentils. Notable interior features are brown and white floor tiles in front of the fireplace and fir floors. John Wesley Foster, a widely known Benton County citizen was born in 1858. His father, John Foster Sr. crossed the plains with ox teams and his family in 1845 to settle eight miles south of present Corvallis. John Jr. started his own claim and specialized in breeding and raising Durham Cattle. He married Lora C. Alexander, raised two daughters and moved his family into town by 1911. Daughter Ada Foster lived in the house almost continuously from c.1920 until her death in 1983.

John A. Bexell House
762 SW Jefferson Avenue
6

Style: Craftsman Bungalow • Circa: 1908
Builder: Charles Heckart



The 1908 John A. Bexell House is the earliest example of a true Craftsman bungalow in the South Central Park historic neighborhood. Built by Corvallis's best known builder from this period, Charles Heckart, the house is intact and has had few owners. The 1 1/2 story wood frame house has a rectangular plan with two intersecting gable roofs. The house is clad with shingles with decorative knee braces under the wide roof eaves. The hanging bay window on the west is supported by blocky knee braces. The rear elevation has a sleeping porch on the upper story. The exterior door on the west side is original with varnished wood with upper glass panes. Original interior floor plans and design are intact with extravagant use of built-in wood details featuring bookcases, window seats and original kitchen cabinetry. The home was built for John Bexell, born in Bexet, Sweden in 1867. His family immigrated to Iowa in 1881. Bexell was Dean of the Commercial Department of OAC from 1908 to 1931. He was a distinguished educator and author and responsible for the remarkable growth of the School of Commerce.

A WALKING TOUR
AVERY•HELM
HISTORIC DISTRICT

CORVALLIS TOURISM
Corvallis, Oregon
Convention & Visitors Bureau

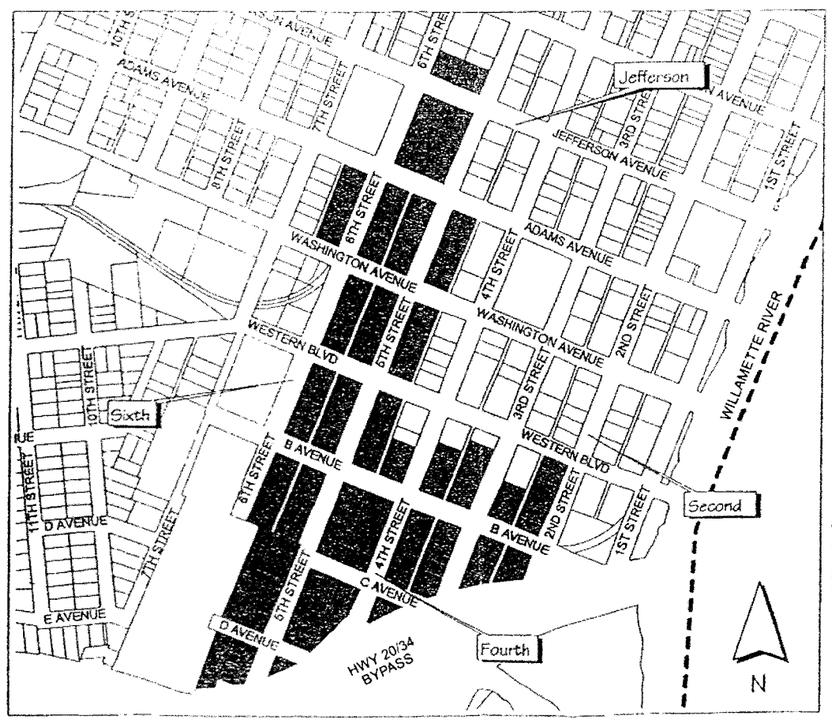
OVERALL DESCRIPTION

The Avery-Helm's Historic District is situated in southwest Corvallis, which is located approximately 70 miles south of Portland, Oregon and 50 miles east of the Pacific Ocean. Corvallis, located near the heart of the Willamette Valley, is located on a plateau on the west side of the Willamette River. This plateau extends back to the foothills of the Coast Range of mountains, which divides the Willamette Valley from the Pacific Ocean. Corvallis is the seat of Benton County and serves as an important business, transportation, and cultural center for the surrounding area.

The Avery-Helm's neighborhood is part of the Joseph C. Avery land claim filed in 1845. This land claim encompassed 568.35 acres at the confluence of the Willamette River and the Marys River, which runs through the south part of town, just south of the Avery-Helm neighborhood. In 1847-1848, J.C. Avery chained off twelve acres of land near his cabin for town lots. Known as "Little Fields", this was the land that was to become Marysville (platted in 1851 and renamed Corvallis in 1853). These lots were located at the top of the rise above the rivers at the south end of what is now 2nd Street. The district is located generally to the south and west of the original Marysville plat (portions of two of these blocks are included in the district).

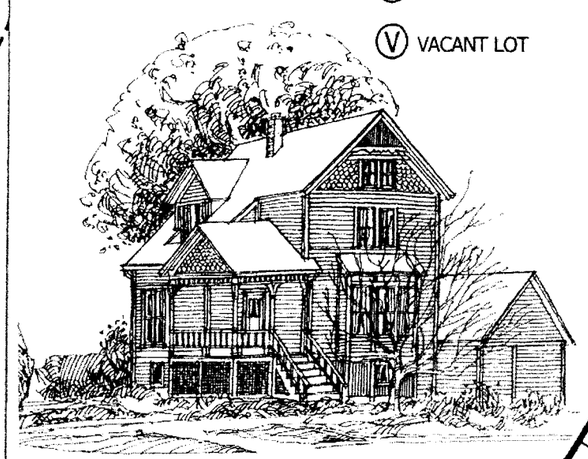
The district, which includes nine full blocks and ten partial blocks laid out on a grid system, includes all of Avery's Second and the F.A. Helm Additions and portions of Avery's (first) Addition, Avery's Third Addition, County Addition, and the original Marysville plat. The neighborhood is defined, in part, by transportation routes. The railroad right-of-way along 6th Street defines the west edge of the neighborhood and the County Road to Philomath (now Hwy 20/34) defined the southern edge of the neighborhood (the recent by-pass construction resulted in the loss of a portion of the neighborhood at the south ends of 3rd, 4th, and 5th Streets). In addition, the Territorial Road, which follows the current route of Highway 99W, passes through the neighborhood along 3rd Street. The first bridge across the Marys River was at the south end of 3rd Street on the Territorial Road. The neighborhood is also defined, in part, by the downtown business district, which lies to the east and north. Oregon State University lies a few short blocks west of the district. Avery-Helm National Register of Historic Places Nomination

DISTRICT BOUNDARY MAP



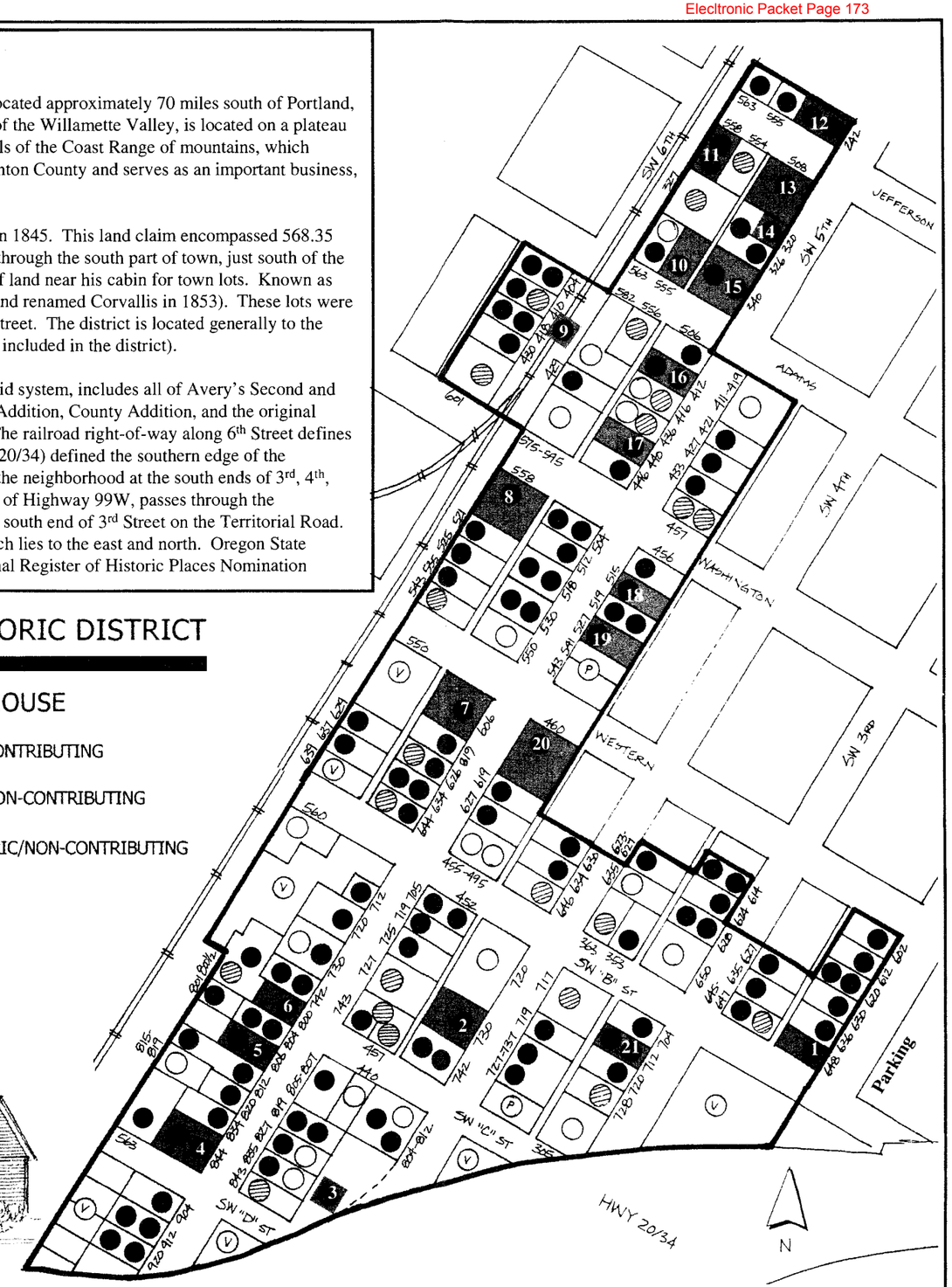
AVERY-HELM HISTORIC DISTRICT

- TOUR HOUSE
- HISTORIC/CONTRIBUTING
- HISTORIC/NON-CONTRIBUTING
- NON-HISTORIC/NON-CONTRIBUTING
- VACANT LOT



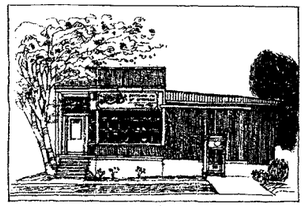
844 SW Fifth Street

Parkerson '03



AVERY-HELM HISTORIC DISTRICT WALKING TOUR AND BROCHURE DEVELOPED BY COLLEEN COLLINS AND E. ROSS PARKERSON ■ ©2003

1. Corvallis Soda Works



648 SW 2nd

- Constructed: 1924
- Style: Commercial Building
- Used by Pepsi Cola Bottling Co. from 1936-1953
- Used as a hatchery from 1958-1967

2. Ruth Buchanan House

730 SW 4th

- Constructed: 1911
- Style: Bungalow with Craftsman detailing
- Built and designed by Charles Heckart
- Heckart also designed many interior features including ornamental hinges and a chandelier

3. J.C. Avery Black Walnut Tree

S of 812 4th

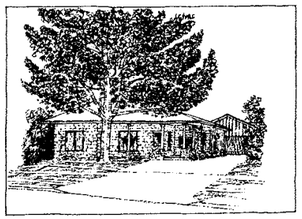
- Planted: 1875
- Height: 65-75 ft.
- Another black walnut and two chestnut trees were planted the same year near Avery's home

4. Helm-Hout House

844 SW 5th

- Constructed: 1895
- Style: Queen Anne with Stick/Eastlake detailing
- House plan from *The Cottage Souvenir*
- Built for Frances (Frankie) Helm, one of J.C.Avery's daughters

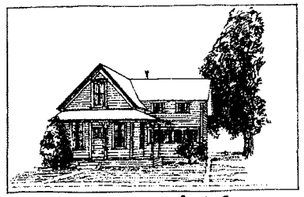
5. Jack Taylor House



806 SW 5th

- Constructed: 1907
- Style: Bungalow
- Built with "Miracle Hollow Blocks": Concrete blocks textured and patterned to resemble rock-faced stones

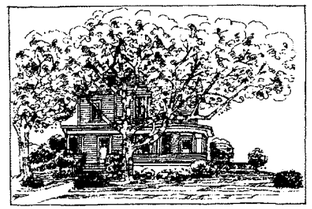
6. B.L. Arnold House



800 SW 5th

- Constructed: 1876
- Style: Gothic Revival
- Originally rectangular in shape
- B.L Arnold was president of OAC (OSU) from1872-1892
- He served in the Civil War

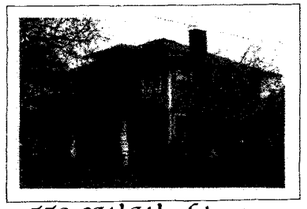
7. J.H. & Ethel Harris House



606 SW 5th

- Constructed: 1906
- Style: Queen Anne with Colonial Revival elements
- James Hunter Harris married Ethel Johnson, J.C. Avery's granddaughter
- Their son Gordon was the Mayor from 1959-1962

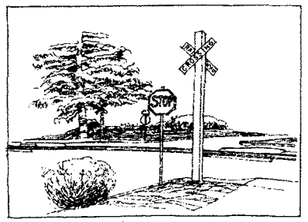
8. Anne Smith House



558 SW Washington

- Constructed: 1908
- Style: American Foursquare with Craftsman detailing
- Designed by Charles Heckart
- The family owned over 1000 acres in the Soap Creek area and 8000 acres in Benton and Polk Counties

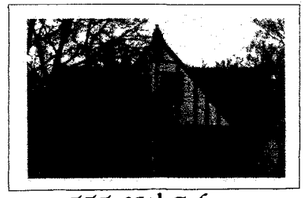
9. Western Oregon Railway Company



6th Street

- Constructed: 1879-1880
- RR Co. granted right-of-way on 6th St. in 1879
- First train arrived in 1880
- The original depot was located at SW 6th and B
- Southern Pacific RR took over W.O. RR in 1887

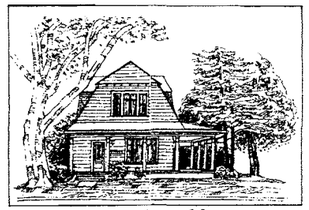
10. Amanda Brown House



555 SW Adams

- Constructed: 1939
- Style: Tudor Revival

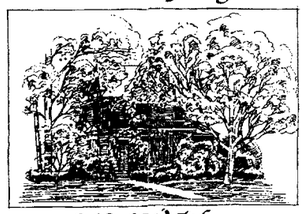
11. Neil & Lavinia Newhouse House



558 SW Jefferson

- Constructed: 1902 (house) 1912-1927 (garage)
- Style: Dutch Colonial Revival
- Newhouse became the head sawyer and foreman at Benton County Lumber Co. sawmill

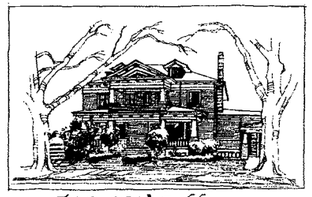
12. H.S. & Ocie Pernot House & Garage



242 SW 5th

- Constructed: 1896 (house), 1923 (garage)
- Style: Queen Anne with Stick/Eastlake ornamentation
- Ocie Pernot, Henry's wife, was J.C. Avery's granddaughter
- Dr. Henry Pernot was a prominent physician and surgeon in Corvallis

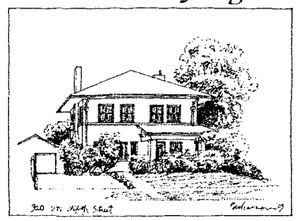
13. Dick & Louise Kiger House



508 SW Jefferson

- Construction: 1914
- Style: Colonial Revival
- East chimney has an anchor rod in the form of the Kiger brand

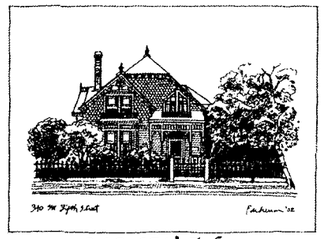
14. George Whiteside House and Garage



320 SW 5th

- Constructed: 1925
- Style: Prairie
- His father and brother built and operated the Whiteside Theater

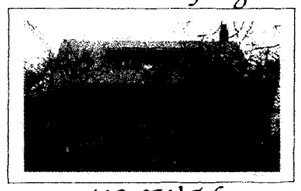
15. J.O. Wilson House



340 SW 5th

- Constructed: 1892
- Style: Queen Anne with Stick/Eastlake ornamentation
- J.O. was the county clerk's deputy, and later County judge
- Involved in the O&P RR, of which his father a founder

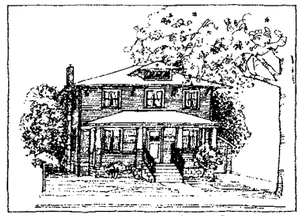
16. S.K. & Carrie Hartsock House # 2 & Garage



412 SW 5th

- Constructed: 1921
- Style: Craftsman-style Bungalow
- Carrie married George Whiteside after their respective spouses died

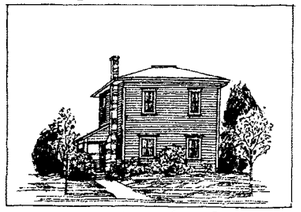
17. Enoch & Cordia Cone House



440 SW 5th

- Constructed: 1918
- Style: American Foursquare with Craftsman detailing
- Enoch was treasurer of the Benton County Lumber Co.

18. Joseph C. Hunter House



515 SW 5th

- Constructed: 1880's
- Moved from next lot: 1918
- Style: Italianate
- Hunter owned a profitable gold mine near Canyonville in the 1890's

19. William L. Cauthorn House

527 SW 5th

- Constructed: 1880's
- Style: Gothic Revival
- Cauthorn moved the house onto this property in 1911

20. Jesse Huffman House

460 SW Western

- Constructed: 1877
- Style: Gothic vernacular
- Remodel: 1928-1930
- In 1865 Huffman moved
- to Corvallis and engaged in sawmilling
- He may have been a business partner of Neil Newhouse

21. Clarence & May Whiteside House

712 SW 3rd

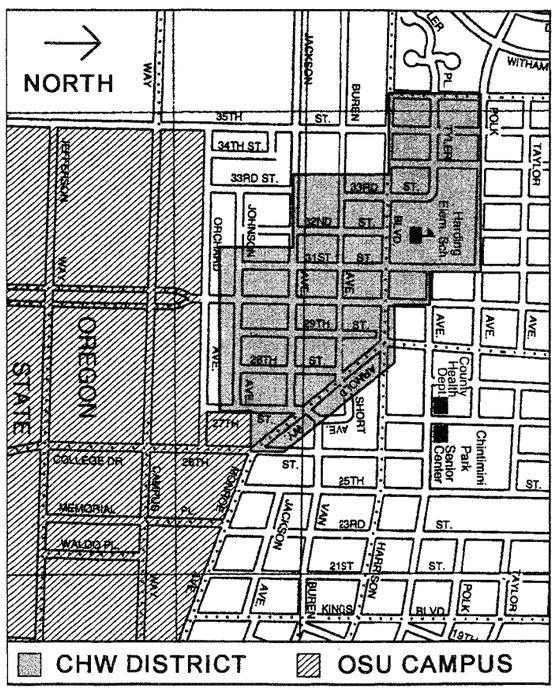
- Constructed: 1912
- Style: Craftsman bungalow
- George, Charles, and Samuel Whiteside all lived here at some time

Consulting: Carolyn Ver Linden

COLLEGE HILL WEST HISTORIC DISTRICT

A WALKING TOUR

LOCATION MAP



• CORVALLIS, OREGON •

Starting the Walking Tour. The tour starts at 27th and Arnold. You follow the historic growth of the neighborhood to the west and north. However, parking may be limited weekdays during OSU's academic year. An alternative route starts at 36th and Harrison where on-street parking will be more plentiful. Taking this route you go "backward in time." Along the way, look at the sidewalks for date marks.

College Hill West Historic District

Overall Description. The College Hill West Historic District was placed on the National Register of Historic Places in 2002 based on the contributions of its historic residents and integrity of the neighborhood. The District contains over 250 historic houses, built on conventional city lots and clustered in a relatively small area. The District is more a community of pragmatic, middle-class homes rather than a showcase of a few grand buildings. Some of the homes are modest, and even the largest reflect the incomes of professionals – rather than the fortunes of lumber or mining barons who built in other historic Oregon cities. The integrity of the neighborhood is a testament to the struggle to preserve the area by several generations of residents, and the overall feel is still much like the community the originators had in mind.

1905 to 1945. The period of historic significance covers that time when the building of homes mirrored the westward growth of the small Oregon Agricultural College (OAC) into the more comprehensive Oregon State College (OSC). Suburban development moved northwestward from about 26th and Orchard Streets to 36th and Tyler.

In 1905 the western part of College Hill was undeveloped farm land on the edge of town. In 1916 a Faculty Club was located on NW Jackson. A period newspaper advertisement touted the virtues of the area, "College Hill Lots in West Corvallis Addition: The Ideal Place to Build in the Newest Part of Town." A building boom occurred in 1920 when 20 homes were built. Early residents met in each others' homes where they dined, read books and plays aloud, and played music together.

The College Hill School was built by the community in 1923. (The original, symmetric 4 room school is on the south side of the present building.) Many neighbors were active in the early Parent Teacher Association.

In the late 1920's, the Great Depression caused a housing lull. Fed by federal recovery money, another building boom started in the mid-1930s and continued until World War II. In 1938 the first addition (a WPA project) to the elementary school was built. Then, the onset of World War II slowed home building to a snail's pace. By 1945, with very few undeveloped lots in College Hill, the post-war housing boom moved on to other Corvallis neighborhoods.

Historic Neighborhood Personalities. The same people who built Oregon State College developed the neighborhood: professors, administrators, secretaries, other employees, and students. A total of six Oregon State presidents and acting presidents have lived here, four during the period of historical significance: Frank Ballard, Francois Gilfillan, W.A. Jensen, and George Peavy.

The following residents had campus facilities or programs named after them: F.L. Ballard, J.A. Bexell, J.L. Fairbanks, E.C. Gilbert, Slats A.T. Gill, F.A. Gilfillan, W.J. Gilmore, G. Gleeson, C.B. Mitchell, G.W. Peavy, A.L. Strand, B.L. Thompson, E.H. Weigand, and W. Weniger.

The homes of the following residents are featured on this tour.

[1] W.A. Jensen was Executive Secretary for OAC. He acted as President in 1924 while W.A. Kerr recuperated from an auto accident.

[2] Betty Lynd Thompson was a professor of Phys. Ed. At OSC where she taught innovative dance classes. The Betty Lynd Thompson Studio of Dance is named after her.

[3] J.A. Gilkey was Superintendent of the campus grounds and constructed a greenhouse on the property for botanical experiments. In 1923 he deeded this lot to his daughters. Professor Helen Gilkey became curator of the OSU herbarium.

[4] Arthur Brooks was Chief Requisition Clerk for OSC.

[5] J.A. Bexell was Dean of the School of Commerce from 19xx until 1931.

[6] K.C. Reitsma was a local contractor. In addition to this home, he built several houses on NW 31st and 32nd.

[7] Leo Fairbanks was head of the Art and Architecture Department for 23 years. He probably designed this home.

[8] The original school was built by the residents of the College Hill neighborhood, and it served as a community center.

[9] Charles Mitchell created the first Speech Department in the Pacific Northwest. He helped to build the first theater on campus and created the Radio Department.

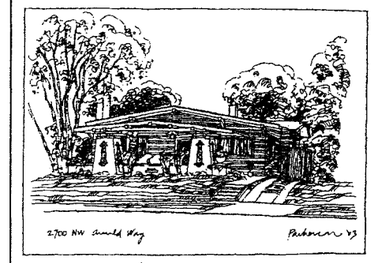
[10] M.H. Allen owned the Allen Heating Company. In 1940 he sold his house to George Peavy who was President of OSC at the time. Peavy was later Mayor of Corvallis.

[11] Paul Petrie was head of the music department for 23 years and Lillian Petrie was a Professor of Piano. They entertained extensively in their home, "Casa Musica."

[12] Ellwood Smith was a Professor of English and Dean of Lower Division (Liberal Arts).

Local Place Names. In 1850 Charles Johnson received a 320 acre grant from the U.S. government. In the 1870's the original university bought the southern part of the Johnson homestead for expansion of the campus. The northern part became most of what is now the College Hill West Historic District. In 1856 Johnson sold off the northeast corner of his property, and the diagonal property line is now the site of Arnold Way. (B.L. Arnold was an early Oregon State University president). Johnson Ave. was named for farmer Johnson, not President Johnson, and Orchard Ave. was named after Johnson's apple orchard. Before flood control dams were built on the Willamette River, Corvallis was subject to frequent floods. "College Hill" had enough altitude to avoid being inundated by water.

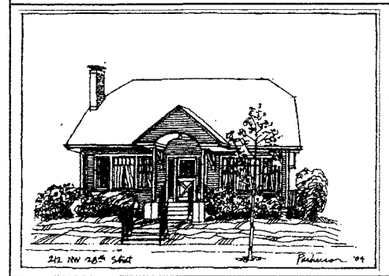
W.A. JENSEN HOUSE 1



CIRCA • 1916
STYLE • Bungalow
HISTORY • Jensen was acting OAC President in 1924

2700 NW ARNOLD WAY •

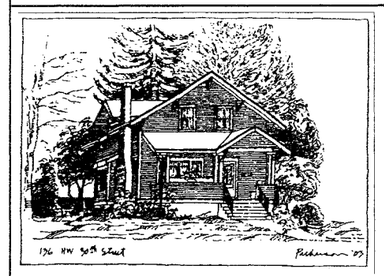
B.L. THOMPSON HOUSE 2



CIRCA • 1921
STYLE • Colonial
HISTORY • Thompson taught interpretive dance at OSC

212 NW 28th STREET •

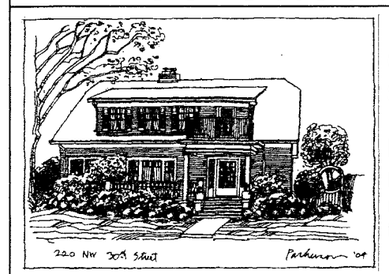
J.A. GILKEY HOUSE 3



CIRCA • 1923
STYLE • Bungalow
HISTORY • Helen Gilkey was the curator of the OSC Herbarium

136 NW 30th STREET •

A. BROOKS HOUSE 4



CIRCA • 1925
STYLE • Colonial
HISTORY • Brooks was chief registration clerk for OSC

220 NW 30th STREET •

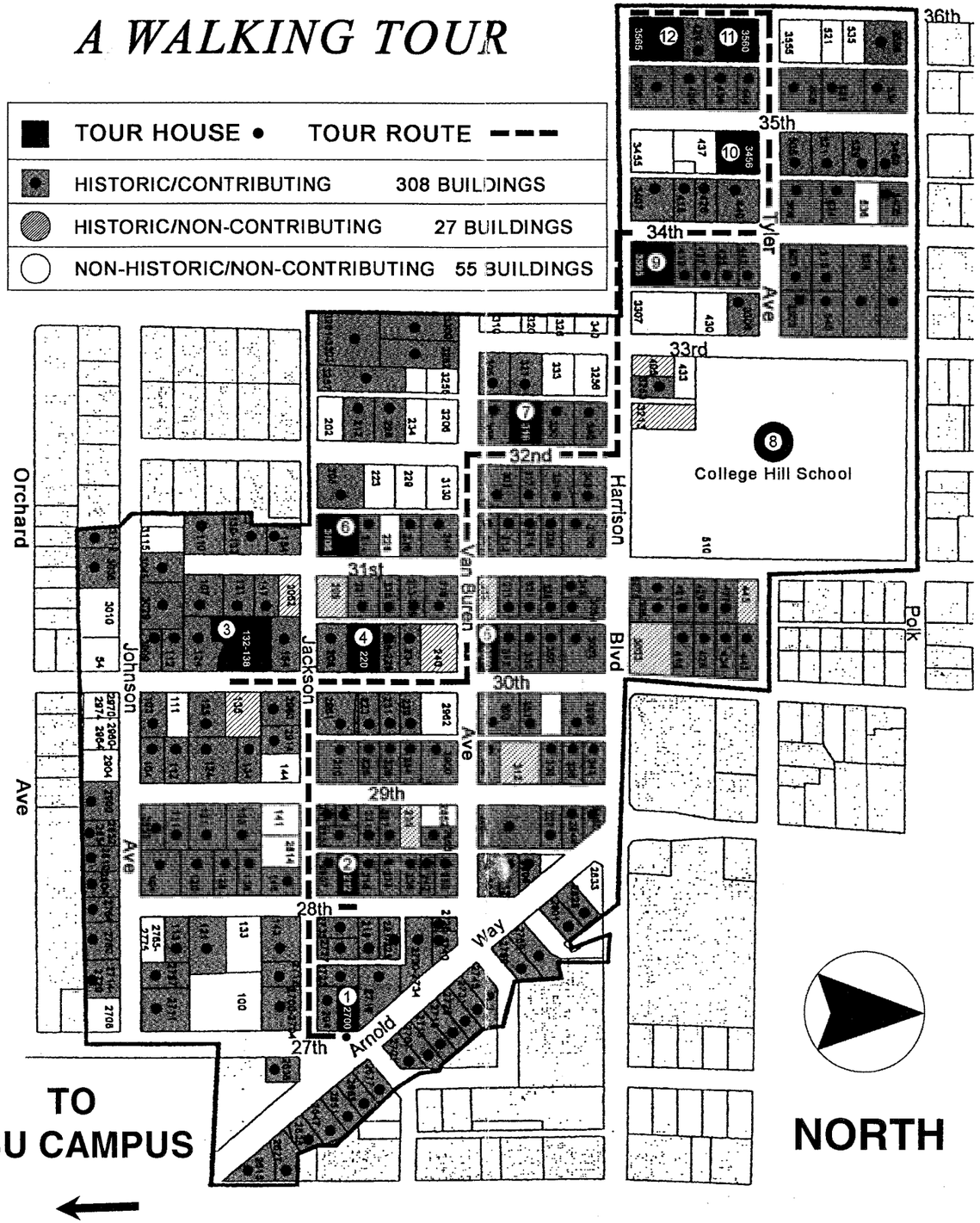
A WALKING TOUR

TOUR HOUSE • TOUR ROUTE

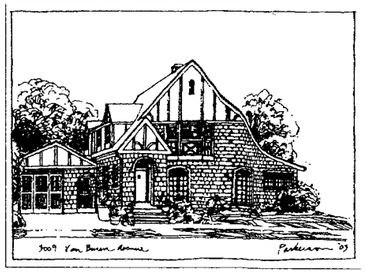
HISTORIC/CONTRIBUTING 308 BUILDINGS

HISTORIC/NON-CONTRIBUTING 27 BUILDINGS

NON-HISTORIC/NON-CONTRIBUTING 55 BUILDINGS



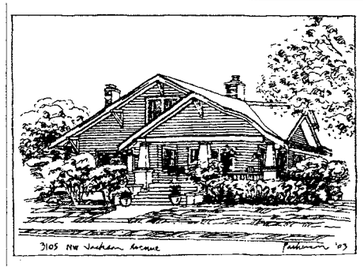
5 J.BEXELL HOUSE



CIRCA • 1926
STYLE • Tudor Revival
HISTORY • The architect, John Bennes, who designed this house also built many campus buildings

3009 NW VAN BUREN AVE •

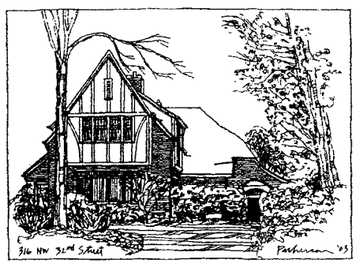
6 K.C. REITSMA HOUSE



CIRCA • 1920
STYLE • Bungalow
HISTORY • Reitsma was a contractor who built many of the homes on 31st St.

3105 NW JACKSON AVE •

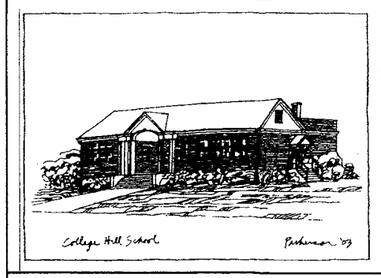
7 J.L. FAIRBANKS HOUSE



CIRCA • 1926
STYLE • Tudor
HISTORY • Fairbanks was an architecture professor at OAC

316 NW 32nd STREET •

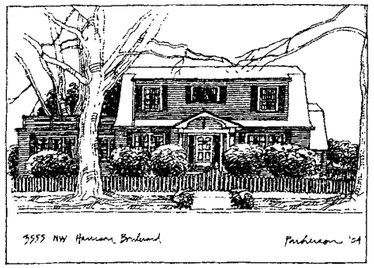
8 COLLEGE HILL SCHOOL



CIRCA • 1923
STYLE • Colonial
HISTORY • The original school, as shown here, consisted of 4 rooms

510 NW 31st STREET •

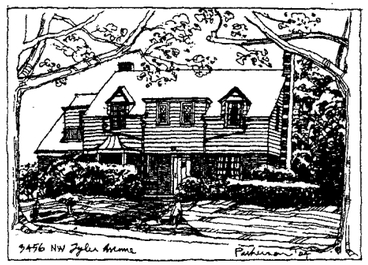
C. MITCHELL HOUSE 9



CIRCA • 1925
STYLE • Tudor
HISTORY • Charles Mitchell created the first Speech Department in the Pacific Northwest

3355 NW HARRISON BLVD •

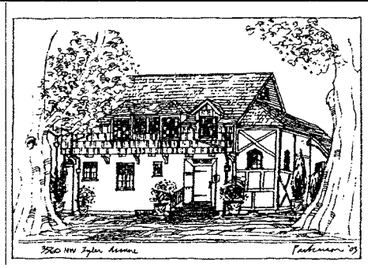
M.H. ALLEN HOUSE 10



CIRCA • 1931
STYLE • Tudor
HISTORY • Allen owned the Allen Heating Co. in Corvallis

3456 NW TYLER AVE •

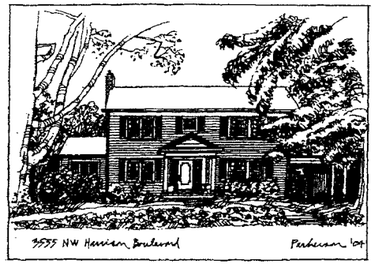
CASA MUSICA 11



CIRCA • 1927
STYLE • Tudor
HISTORY • This house was built with a vaulted hall for musical performance

3560 NW TYLER AVE •

E. SMITH HOUSE 12



CIRCA • 1935
STYLE • Colonial
HISTORY • Smith was Dean of Lower Division Studies at OSC

3555 NW HARRISON BLVD •

Funds for the printing of this brochure provided by the City of Corvallis and Corvallis Tourism

DAN BROWN • COLLEGE HILL NEIGHBORHOOD ASSOCIATION ■ ROSS PARKERSON • BROCHURE DESIGN & SKETCHES

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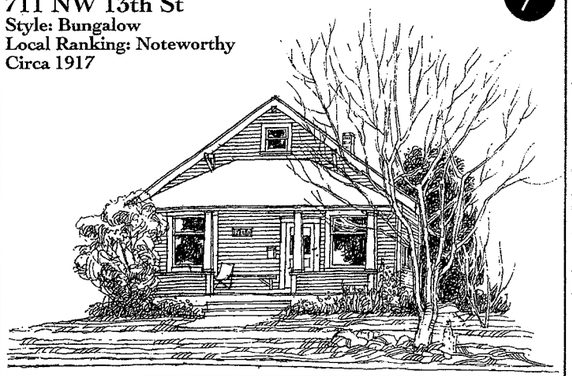
Computer Work • Carolyn Van Lindon

Tillie Read (Boatman) House
711 NW 13th St

7

Style: Bungalow
Local Ranking: Noteworthy
Circa 1917

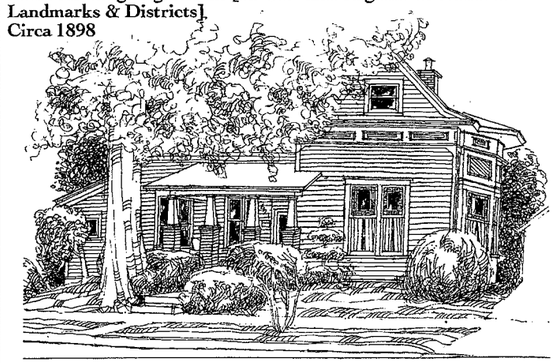


In 1913, Tillie Read (Boatman) purchased two lots as an investment. The present house, however, was not erected on the property until 1917. Mrs. Read used the house as a rental. Tillie Dudley Read Boatman was the wife of Columbia Read, a notable Benton Co. farmer engaged in grain and stock raising. Columbia Read began farming with his father, Thomas M. Read, soon took over operations, and by 1892, was one of the more well-to-do individuals of Benton Co. Columbia married Tillie Dudley, and the family moved to Corvallis in 1892. The house was sold many times throughout the historic period. Not one person owned the house for more than two years. It is likely that the house was rented out (a typical situation for the neighborhood historically). The house is a very good and architecturally intact example of the Bungalow style in its most rudimentary form. Often coined the "simple Bungalow," these small houses were constructed near mills and factories to lodge workers and were a preferred model for income-producing property.

W.W. & Alice Ryder House
621 NW 14th St

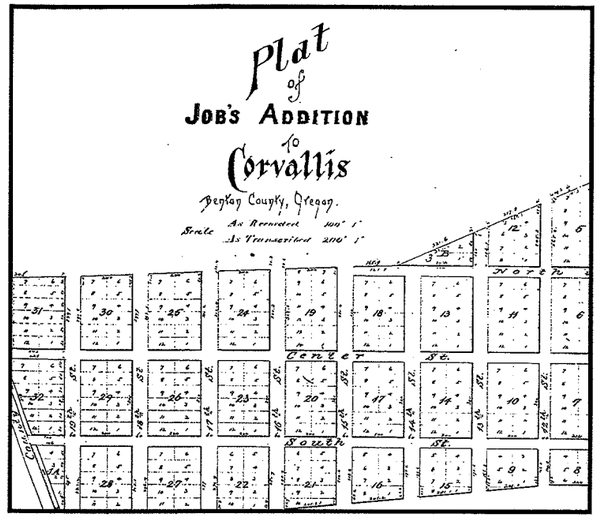
8

Style: Queen Anne Cottage
Local Ranking: Significant [on Corvallis Register of Historic Landmarks & Districts].
Circa 1898



William "Will" W. and Alice Ryder purchased this property in 1902, and this house was probably constructed shortly thereafter. The Ryders lived in this house for over 40 years before selling it in 1945. Will Ryder came to Benton Co. from Iowa in 1872 and settled in the Alsea Valley. There he met and married Alice Christina Hayden, a native of the Alsea Valley and daughter of Thomas and Mary Ann Hayden, in 1882. The couple resided in Alsea where Alice taught school before the family moved to Corvallis in 1902. The house is a good representation of a Queen Anne cottage, a single-story version of the larger Queen Anne style so popular during the late 19th century. In Corvallis, Queen Anne style dwellings were constructed through 1900 before architectural tastes changed to the Craftsman and Bungalow styles and other post-Victorian designs. Most of the Queen Anne details are intact in the Ryder house, although the front porch was reconstructed using the Bungalow style. The house shows the craftsmanship of the period in Corvallis and illustrates change through time in its display of two different architectural styles.

JOB'S ADDITION HISTORY



From the Benton County web site: www.ci.corvallis.or.us/

In 1885, the Benton County Board of Immigration was founded to promote Benton County to the Midwest. Real estate boomed as a result of this and other promotional efforts, aided by the platting of the first land for town lots in Corvallis since 1872. By the late 1880s, platted additions extended the town considerably to the west to the current vicinity of King's Blvd. By far, the most ambitious of these plats was Job's Addition, which consisted of 32 blocks, several of which were fractional. Job's was the first plat to include a park block. Central Park (block 20), as drawn on the plat, is the current Franklin Square.

When Job's Addition was platted, a promotional map was distributed. The map included several details that were more a wish list than reality, including a bridge over the Willamette River and a map that suggested the Oregon & Pacific Railroad extended to Chicago and that the Southern Pacific Line (former O. & C. Westside) extended to San Francisco. The map also showed the route of a proposed streetcar line that was to serve the Addition and other points in town. Although the streetcar line did become a reality, the motorized line indicated on the map was actually horse-drawn.

From the City's History Narrative Website:

Chief author Mary Gallagher, Benton Co. Historical Society and Museum

DID YOU KNOW ?

In 1905, Corvallis adopted a local option law and became a "dry" town.
(Corvallis Gazette-Times, July 24, 1937).

Houses that represent almost every decade for the last century have been built in Corvallis!

FRANKLIN SQUARE

Corvallis's first city park was established in 1889. The deed to the park was given to the City by B.R. and Addie Job. The park was located in the newly platted Job's Addition to the City of Corvallis. The park is a full block (1.4 acres) bounded by 15th and 16th streets and Polk and Taylor streets. The name "Franklin Square" was designated by the City Council.

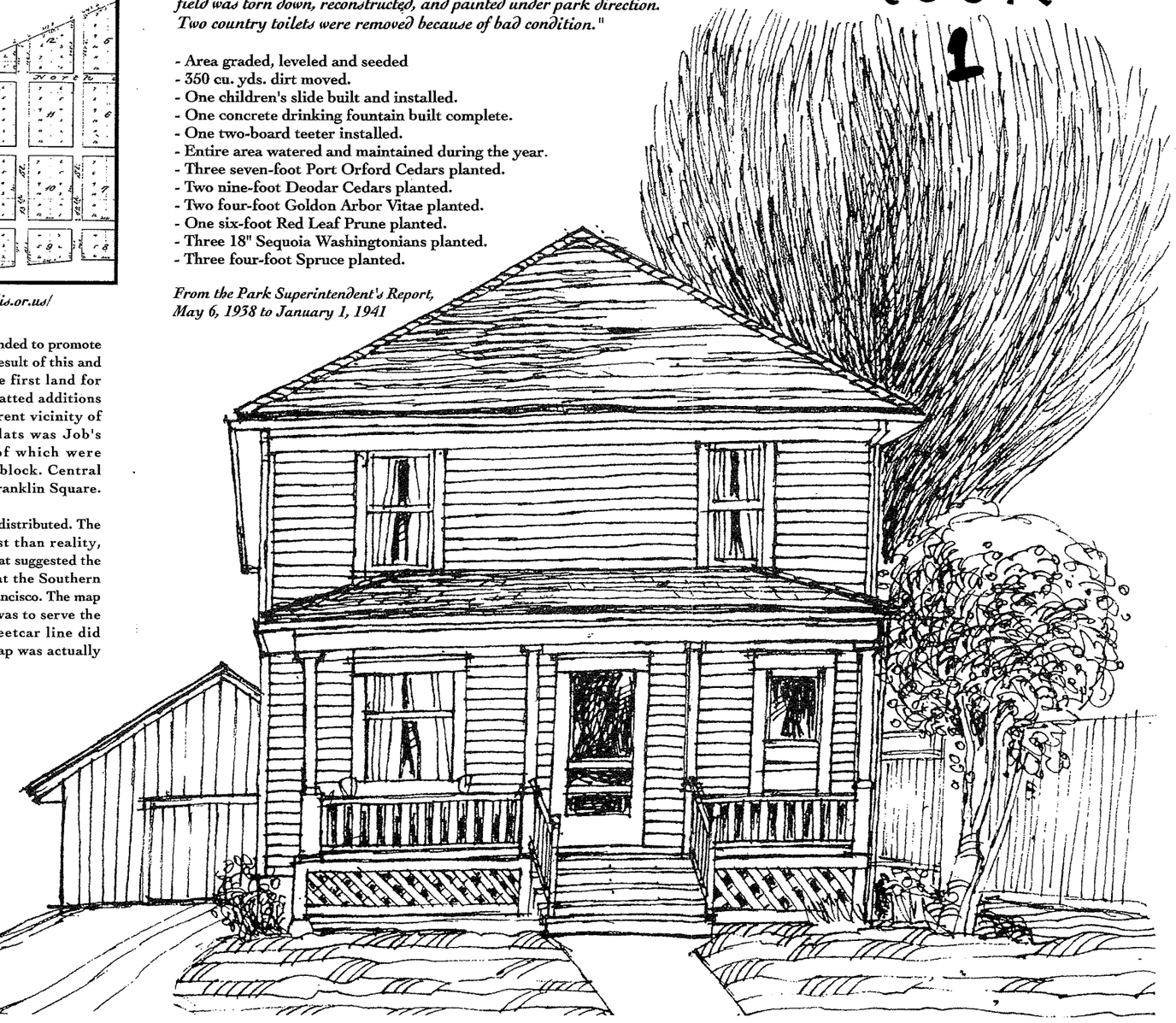
"...Franklin Square was graded and seeded, drinking fountain built, children's slide and teeters installed, additional trees and softball field was torn down, reconstructed, and painted under park direction. Two country toilets were removed because of bad condition."

- Area graded, leveled and seeded
- 350 cu. yds. dirt moved.
- One children's slide built and installed.
- One concrete drinking fountain built complete.
- One two-board teeter installed.
- Entire area watered and maintained during the year.
- Three seven-foot Port Orford Cedars planted.
- Two nine-foot Deodar Cedars planted.
- Two four-foot Goldon Arbor Vitae planted.
- One six-foot Red Leaf Prune planted.
- Three 18" Sequoia Washingtonians planted.
- Three four-foot Spruce planted.

From the Park Superintendent's Report, May 6, 1938 to January 1, 1941

FRANKLIN SQUARE WALKING TOUR

1



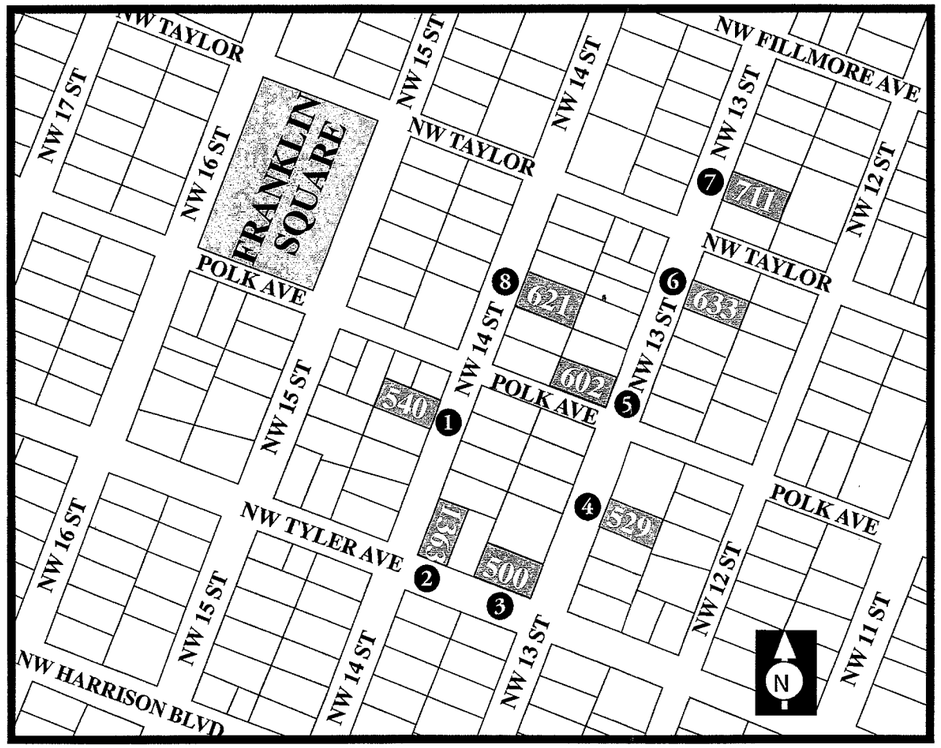
Graphic design by M'Liss Runyon • Special thanks to E. Ross Parkerson for illustrations • Research: Jill A. Chappel, HRA; Doug Sackinger • Editor: Lyn Larson • Thanks to the neighbors of JANA for all their support • 2006

Becker House
540 NW 14th St

Style: Classic Box
Builder: Gustav Thews
Local Ranking: Significant
Circa 1922

1

Prior to the construction of this dwelling, the Corvallis Street Railway Company's barn was located on this lot in 1895. This previous building was removed between 1896 and 1912. In 1921 the lot was sold to Gustav and Clara Thews. Mr. Thews is listed as a carpenter in city directories, and he may have been responsible for the construction of the house, which was built by 1922. Charles E. and Hazel Becker took up residence in the house after they bought it from the Thews family in 1924. Mr. Becker was a laborer and painter employed at the college. The Beckers rented rooms to Oregon Agricultural College employees during the mid-1920s through the 1930s. The Becker family owned the house and lived here through the early 1950s. The house is a very well-maintained and architecturally intact version of the American Foursquare, a vernacular type found throughout Corvallis, as well as in this neighborhood, and an excellent example of multi-family housing in the college residential district.



FUN FACTS:

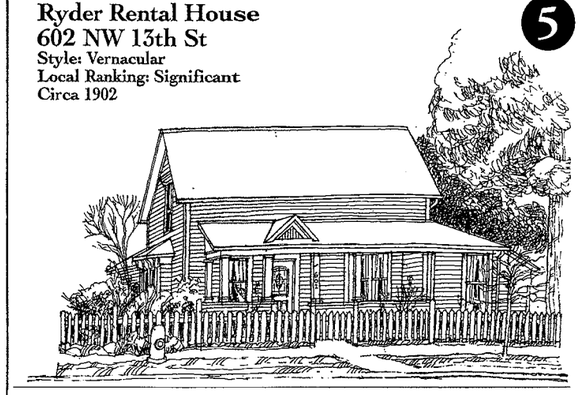
- In 1909 a 3-story school building was cut in two for its move to 18th and Polk streets, where it served as a grade school first known as North School and later known as Franklin School.
- Corvallis High School was built in 1909-1910 in what is now Central Park. It housed Corvallis Junior High School after the newer CHS was constructed in 1935. The original CHS building was destroyed by fire in 1946.
- The Army Corps of Engineers, still stationed at Camp Adair, set up headquarters at the junior high to help with rescue operations during the New Year's Day flood of 1943.

A Pictorial History of Benton County. Corvallis Gazette-Times (publisher) and Benton County Historical Society and Museum. 2000.

Ryder Rental House
602 NW 13th St

Style: Vernacular
Local Ranking: Significant
Circa 1902

5

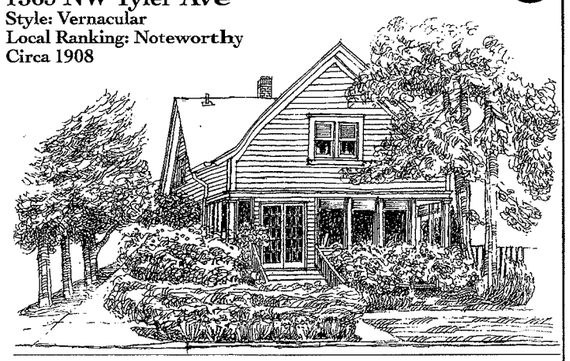


William W. and Alice Ryder purchased this property in 1902 and had this house constructed but never lived here. The Ryders probably used this house solely as income-producing property. The Ryders were natives of Alsea where Alice was a school teacher prior to coming to Corvallis. The Ryder rental is a side-gabled vernacular house characteristic of the time period in which it was constructed. Many houses of this form can be found in Corvallis. The house is essentially as originally constructed except the porch and enclosure were added (prior to 1927).

Holstrom House
1363 NW Tyler Ave

Style: Vernacular
Local Ranking: Noteworthy
Circa 1908

2

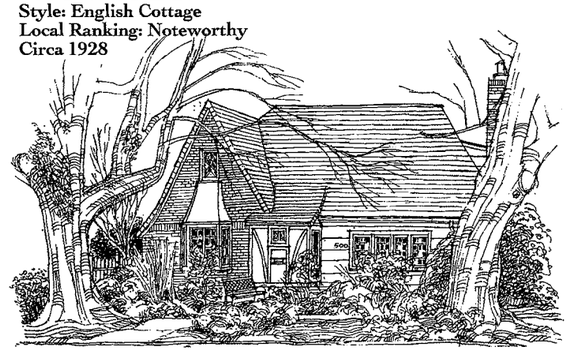


This house was likely erected by P.L. Cate in 1908. The house was used as a rental property for Oregon Agricultural College faculty. Agronomy professor E.L. Potter lived in the house during 1912, while during the next year C.F. Duggar of the Military Science Department resided at this address. Andrew and Anna [Alma] Holstrom bought the property in 1920 and made this their home for the following 30 years. Andrew Holstrom was a Corvallis bricklayer. The Holstrom house is a derivative of the basic gable-front vernacular house found throughout Corvallis. Illustrating no one particular architectural style, the gable-front plan was a common design that often borrowed design elements from a number of styles, primarily Queen Anne, Bungalow, and Craftsman. The cross-gable roof system of the Holstrom house is reminiscent of the Bungalow style, as is the front porch (now enclosed), but the overall effect of the house is vernacular. Although the front porch has been enclosed with windows, such an alteration was often done historically and is compatible with the design of the house and does not detract from the building's integrity.

Taylor House
500 NW 13th St

Style: English Cottage
Local Ranking: Noteworthy
Circa 1928

3

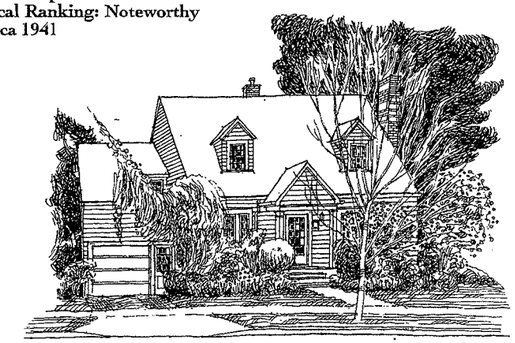


Charles E. (Chester) and Meta Taylor purchased this property in 1925. Chester Taylor was the proprietor-manager of the Irish & Taylor Cash & Carry Grocery located on S. 2nd St. in downtown Corvallis. The business included a bakery as well. The family owned and lived in the house until they sold it in 1949. The Taylor house is a fine representation of the English Cottage/Tudor style. The combined use of brick and wood exterior materials, sweeping and steeply pitched roof lines, choice of roofing material, multi-light metal casement windows, and half-timbering details (as well as the house's historical intactness) unite to make this house a model of its style. During the 1920s and 1930s, a revival of historical precedents in architecture took place in residential neighborhoods. Inspired by country cottages in England and France, veterans of the first World War brought these images back with them to the U.S. where architects and builders could replicate and elaborate on the Old World styles. The style of the Taylor house is a result of this expansive architectural movement during the late historic period.

Mavis Barklow House
529 NW 13th St

Style: Cape Cod - Colonial Revival
Local Ranking: Noteworthy
Circa 1941

4

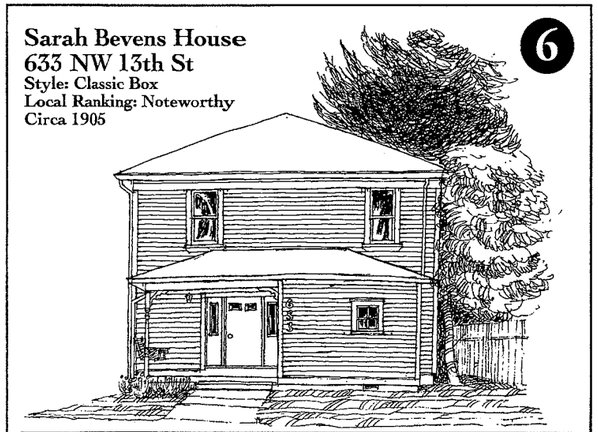


This house is a good example of the style most often referred to as "Cape Cod," and is a subcategory of Colonial Revival architecture popular in the United States in the first and middle parts of the 20th century. A Cape Cod is a style of housing that originated in the New England area. It is characterized by a small footprint, symmetrical layout, and dormer windows. A cape-style house also commonly has a master bedroom on the first floor, although it usually has two floors. This house was probably built in 1941 for Mavis Barklow, who had lived in the neighborhood possibly as a boarder at 430 NW 13th St. As she owned the house only 2 years, it is not clear if she lived in the house or had it built speculatively to rent or sell later. Dr. C.W. Wiprud, who was a dentist, bought the house in 1944 and lived there with his wife Alma and children until selling the house in 1954 to the Bentsen family. The Bentsens lived in the house for about 15 years, possibly the longest of any residents. Ervin Bentsen worked as a postal clerk and at B & H Hardware, while Gladys Bentsen worked at Good Samaritan Hospital.

Sarah Bevens House
633 NW 13th St

Style: Classic Box
Local Ranking: Noteworthy
Circa 1905

6

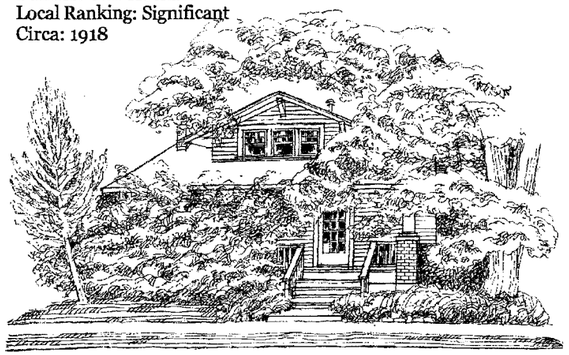


Sarah Bevans lived in this house by 1909, but the house may have been constructed earlier. Ms. Bevans resided here for 12 years. As early as 1912, while still living here, she occasionally rented out rooms to Oregon Agricultural College students. An example of the vernacular type "American Foursquare," the design of the Bevans house was very popular around the turn of the century, especially in Corvallis. A number of these houses can be found in the immediate neighborhood. The Foursquare evolved during the post-Victorian period as an American form keenly suited to suburban development and the necessities of the family. The form was often embellished with Victorian, Classical, or Craftsman details. The Bevans house shows some of this detailing at the front entry in sidelights and turned porch post with jigsaw cutout trim. The integrity of the house has been compromised somewhat with the replacement of the front door and the enclosure of the south half of the front porch.

Archibald House
505 NW 12th St.

7

Style: Bungalow
Builder: C.L. Heckart
Local Ranking: Significant
Circa: 1918

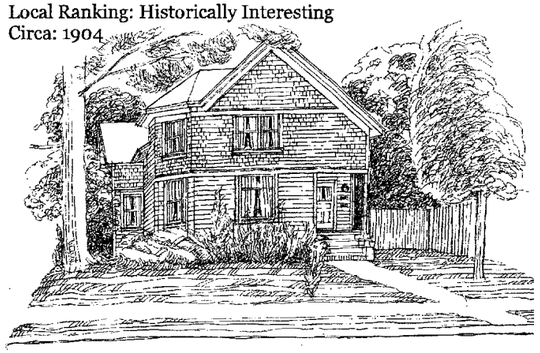


Fred D. and Agnes Archibald had this house constructed shortly after they purchased lots 11 and 12 of Block 3 in Hoffman's Addition from Emma (Mrs. William) Groves in 1918. The first recorded tax assessment for the property is 1919, suggesting the house was built by then. The house is similar in design to the Ruth Buchanan house on 4th St., built by C.L. Heckart. Heckart may have constructed this house as well. Fred Archibald was in the trucking business, while Agnes worked at Corvallis Laundry. The Archibalds lived here through 1935, but by 1938 only Agnes was listed in the city directory under this address, and she lived in the house alone from that time through 1947. The Archibald house is an architecturally intact example of the Bungalow style. The style was particularly popular because of its affordability, and entire houses could be purchased through companies such as Sears and Aladdin Homes in kits that could be easily assembled. The Archibald house is a model, yet basic, example of this style and a good illustration of 1910s middle-class housing in Corvallis. The house has very high integrity, and unlike many of the other dwellings in the neighborhood, it remained in the ownership of a single family throughout the historic period.

Flint-Cramer House
1161-1163 NW Polk Ave.

8

Style: Vernacular Queen Anne
Builder: Unknown
Local Ranking: Historically Interesting
Circa: 1904



Tax assessment records for this property begin in 1904, suggesting the house was constructed by then. Dr. L.V. (a local physician) and Jessie Flint owned the property at that time, selling it to W.J. and Sarah Edwards for $1,600 in 1906. The Edwards family lived here until 1910 and the house was passed to two others before being sold to Samuel R. and Cora Cramer in 1912. S.R. Cramer was born in Bronte, Ontario, Canada in 1855. He married Cora Belle Price in 1885, and the family farmed on their South Dakota homestead until they moved to Corvallis in 1912. They purchased this house and lived here until their deaths (Cora in 1935, Samuel in 1942) with their two daughters. The house remained in the Cramer family through the 1950s. The Flint-Cramer house is basically Queen Anne in form, although much of the characteristic ornamentation of this style is lacking. The complex roof form, partial turret, and combination shiplap and wood shingle cladding are all indicators of the Queen Anne style. From the front the building appears intact. However, a large two-story addition was constructed at the rear of the house sometime after 1927. The integrity of the house has been compromised because of this addition, but otherwise the house is reasonably intact and is a good representation of the type of larger residences built in Corvallis just after 1900.

SIDEWALK MARKERS

*	LOCATION	CONTRACTOR	DATE
A	12th Street & Harrison Blvd.	HH Heuckendorff HH Heuckendorff	5/27/1923 5/22/1924
B	12th Street & Tyler Street	Hechert & Son	8/27/1923
C	12th Street & Polk	Hechert & Son	10/30/1925
D	12th Street-Polk Ave. at 616 12th Street.	Corvallis Concrete Co.	9/17/1924
E	13th Street & Harrison Blvd.	WL Read HHH & WI	7/27/1914 7/17/1931
F	13th Street & Taylor Street.	HH Heuckendorff	8/18/1923

* *Letters indicate locations of these sidewalk markers on the tour map located on the reverse side of this brochure.*

For almost three decades, from the time concrete sidewalks first appeared in Corvallis (1909) to the mid 1930s, contractors marked their work with an embossing stamp. Some of the markers include only the contractor's name. Other markers include the year the contractor poured the sidewalk. Some markers also include the full date (month, day, and year). Each sidewalk marker is an interesting artifact reflecting the growth of Corvallis.

Graphic design by M'Liss Runyon • Special thanks to E. Ross Parkerson for illustrations • Research: Jill A. Chappel, HRA; Doug Sackinger • Editor: Lyn Larson • Thanks to the neighbors of JANA for all their support • 2006 ©

FRANKLIN SQUARE

WALKING TOUR

Edward & Mellie May Ryder House
637 NW 14th St.

1

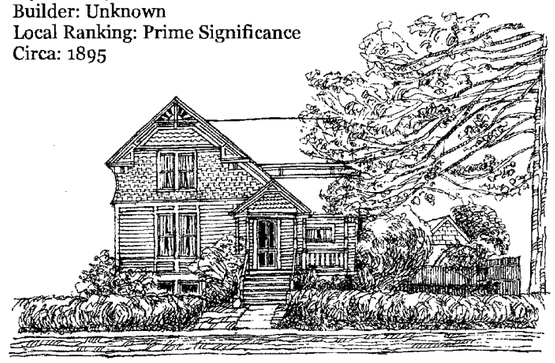
Style: Queen Anne Cottage
Builder: Unknown
Local Ranking: Noteworthy
Circa: 1902

Edward and Mellie May Ryder had this house constructed for them probably at the same time his brother (?) Will Ryder had his house built next door to the south around 1902 (the southern structure was demolished in 2006). The Ryders lived here at least through 1910. This house is an example of a Queen Anne cottage, a smaller version of the Queen Anne style. Houses of this design were common for the time period around the turn of the century. Some alteration to the exterior of the house has taken place in the last 50 years: namely, the covering of the original siding with manufactured wood shingles (late 1930s, early 1940s), replacement of porch posts and front door, and some window replacement. This home is a fine example of the stick style. Other than additions to the rear of the house, there has been very little alternation to the exterior. Nearly all embellishments to the house are intact and the property still retains some period plantings.

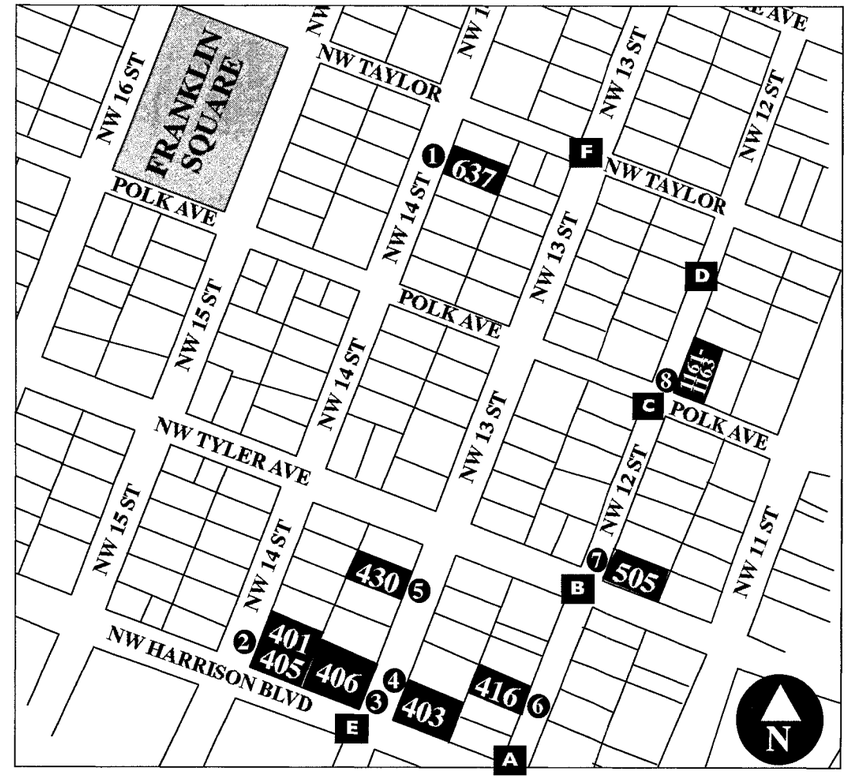
McCaustland-Moore House
406 NW 13th St.

3

Style: Stick/Eastlake
Builder: Unknown
Local Ranking: Prime Significance
Circa: 1895



Robert and M.L. McCaustland owned the house until 1903. McCaustland, a native of Scotland, came to Corvallis in 1896 after retiring from farming. He bought this house and lived here until the family moved to Washington State. The house was sold to Josephine and Samuel Herman Moore in 1903 for $1,705. Sam Moore started the Oregon-Corvallis Hatchery, the first fully electrified hatchery facility in the West. While living in this house, Moore also operated a sawmill on Oak Creek, one of three operating in that area at the time. By1919 the Moore family was well-known in Corvallis. Moore was also credited as the first to introduce vetch into the Willamette Valley in 1901-02. His wife Josephine was a member of the League of Western Writers and was a proficient author of poetry and song. This home is a fine example of the Stick style. Other than additions to the rear of the house, there has been very little alteration to the exterior. Nearly all embellishments to the house are intact and the property still has some period plantings.

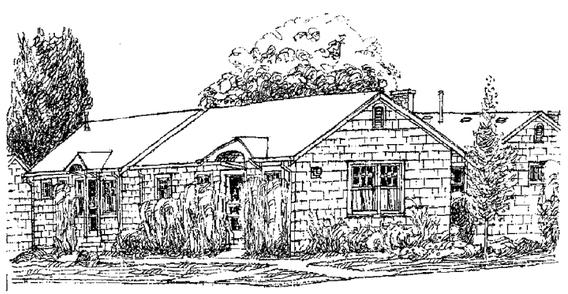


This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order. Letters indicate where sidewalk panel stamped markers can be seen (there are many more of these around town).

Swain Court
401-405 NW 14th St.

2

Style: Bungalow
Builder: Charles L. Swain
Local Ranking: Significant
Circa:1929

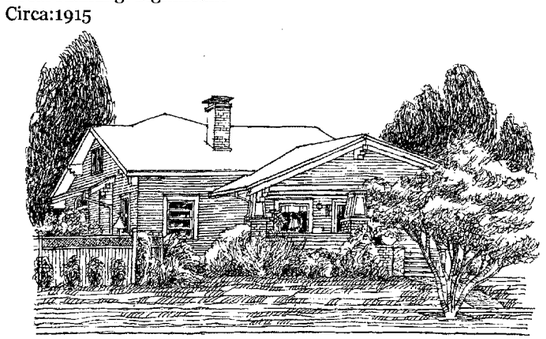


These nine cottages were built by Charles L. Swain, a local contractor, as investment property after he purchased the lots in 1928. The decade of the 1920s was a period of intense growth for Corvallis and Oregon Agricultural College. The population increase that accompanied this growth spurt called for housing for OAC students, faculty, and staff. Many of the tenants living in the cottages were associated with the college, a trend that has continued to the present day. Historically known as "Swain Court," the small houses are Bungalow in design, a style with many applications adaptable to various housing situations that was used repeatedly during this time period. Swain Court is an exceptional and unique representation of income-producing property in the neighborhood, is a rare surviving courtyard-cottage apartment complex in Corvallis, and has very high architectural integrity.

Jordan-Harding Home
403 NW 13st St.

4

Style: Bungalow
Builder: Unknown
Local Ranking: Significant
Circa:1915

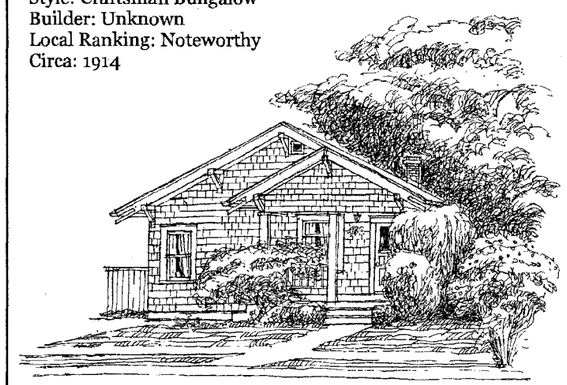


This Bungalow-style house was built probably just before 1915. Frank and Lena Jordan bought the property from Bessie M. Thorp in 1915 and may have lived here until it was conveyed to Inda Humphrey five years later. Louisa Harding bought the house in 1921 and rented it primarily to Oregon Agricultural College faculty and staff. Eva Blackwell and Lois Woodruff, both employed in the Registrar's Office at the college, resided here in 1925. In1935, William E. Caldwell, Assistant Professor of Chemistry, lived here with his mother Elizabeth Caldwell. The house was sold again in 1942 to Mylo Bartu, a mechanical engineer. The Jordan-Harding house is a typical example of the Bungalow style with some modern changes. This style was the most popular one in Corvallis during the mid-1910s, and good, intact examples can be found throughout the city and this particular neighborhood. The style was economical, planned with the family in mind, and fashionable. As an example of rental property catering to the college community during the 1920s and 1930s, the Jordan-Harding house well represents the typical kind of housing available to OAC faculty and their families.

Lemon-Garman House
430 NW 13th St.

5

Style: Craftsman Bungalow
Builder: Unknown
Local Ranking: Noteworthy
Circa: 1914

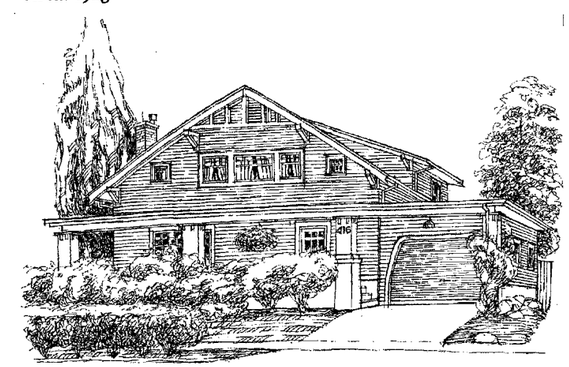


This modest Arts & Crafts Bungalow was built about 1914 for E.B. Lemon and his wife, Lora. E.B. Lemon was the Registrar at Oregon State College for many years and his name is stamped in the front concrete walk. It is not clear if they occupied the house or rented it. Many houses were built in Jobs Addition after city sewer became available about 1913. The house was sold to I.N. and Mabel Lemon in 1919, who rented the property until 1938, when it was purchased by John and Florence Garman, who raised three children there and lived in the house until 1988, a span of 50 years.
John Garman was a physics professor at OSU starting as early as1938 and continuing until his retirement. The house has an attached garage and has most of its original architectural features, including sash, door, siding, and roof brackets.

Wrigglesworth Home
416 NW 12th St.

6

Style: Bungalow
Builder: Unknown
Local Ranking: Prime Significance
Circa: 1923

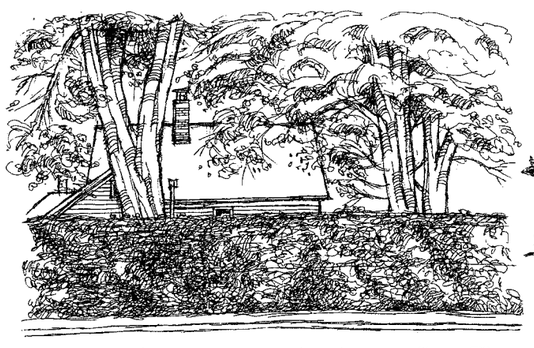


This house was constructed around 1923. From the late 1930s through the 1950s, it was the home of V.G. and Hulda Wrigglesworth. Mr. Wrigglesworth worked at the Richfield Motor Service in downtown Corvallis. Hulda Wrigglesworth worked in the Registrar's Office at Oregon Agricultural College in the late 1930s, was a secretary at District Attorney Fred McHenry's office in the late 1940s, and in the 1950s was a sales representative with Ray E. Herman Realty. The house is an excellent example of the Bungalow style and possesses very high architectural integrity. Details such as the gable stick work, stylized porch columns, and attached garage, and its overall size (it is larger than most other Bungalows in this part of Corvallis) make this house stand out. The house is mainly significant for its representation of an architectural style.

8 1051 NW Taylor Street
GIANT COAST REDWOODS (TWO)
(Sequoia sempervirens)

The world's tallest tree, coast redwoods are heavily buttressed at their base. Their habitat is generally foggy but sheltered flats and slopes just inland from the coast, so they aren't that common in the Willamette Valley. The age of these trees at maturity is 400-500 years. The genus name commemorates the Indian named Sequoyah (1770-1843), the inventor of the Cherokee alphabet. (From *Western Forests*, by Stephen Whitney. The Audubon Society Nature Guides. 1985.)

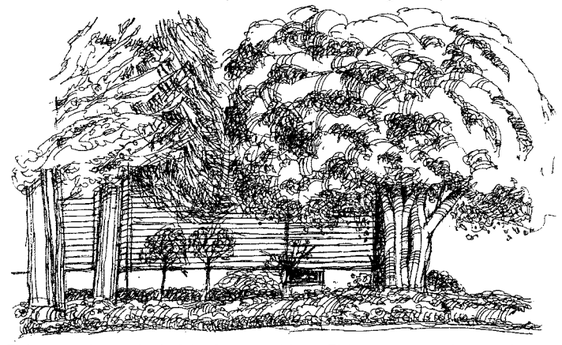
9 1009 NW Polk Street
LINDENS (TWO) *(Tilia)*



It's unclear whether these are the German (lime: *Tilia cordata*) or American (basswood: *Tilia americana)* variety of linden tree. In Europe, according to Wikipedia online, lime trees (not related to the citrus) are known to have reached ages measured in centuries, if not longer. A coppice of *T. cordata* in Westonbirt Arboretum in Gloucestershire, for example, is estimated to be 2,000 years old. Early settlers used the *T. cordata* variety as a strong medicine. It is said to be a nervine, used by herbalists in treating restlessness, hysteria, and headaches.

Camas

10 540 NW 9th Street
SWEET OLIVE *(Osmanthus Fragrans)*

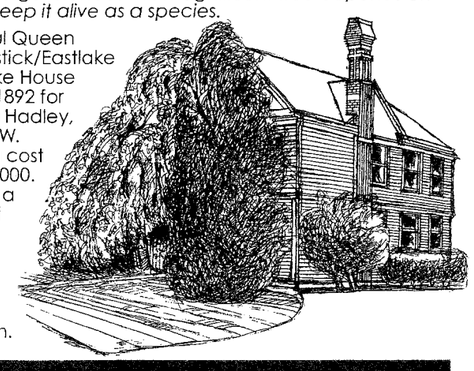


This may be a hybrid of some kind. This plant perfumes the entire neighborhood in the fall with an orange blossom scent. It's in full bloom in early October and worth a special trip. This is a one and only for Corvallis. There's also a nice deodar cedar *(Cedrus deodara)* in the NE corner of the front yard.

11 704 NW 9th Street
CAMPERDOWN ELM
(Ulmus glabra "Camperdownii")

In 1640 in Dundee, Scotland, the Earl of Camperdown noticed a branch growing on the floor of his elm forest. He grafted it to a scotch elm tree and it took hold, producing the first Camperdown elm. Every Camperdown elm in the world is a part of the original that must be grafted to a scotch elm to get started. This magnificent tree depends on humans to keep it alive as a species.

The beautiful Queen Anne-style, stick/Eastlake Hadley-Locke House was built in 1892 for Mrs. Isabella Hadley, mother of E.W. Hadley, at a cost of about $5,000. The house is a duplicate of the one owned by Mr. Hadley. Architect and builder are unknown.



OTHER CORVALLIS GUIDED TOURS:

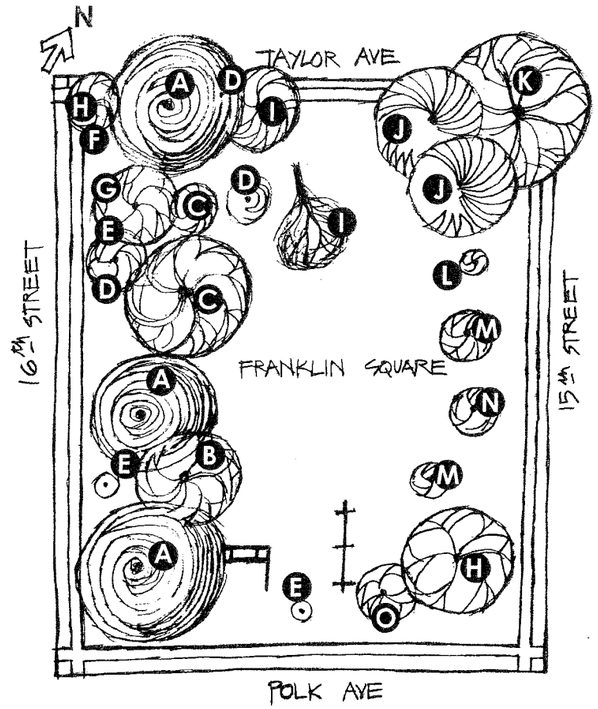
Know Your Trees: Central Park & OSU Campus
City of Corvallis • (541) 766.6918

Madison Avenue Map, Features & Projects
(541) 758.4090

Alley Art, Public Art along Madison Ave.
Corvallis Arts Center • (541) 754.1551

Corvallis & Benton County Bicycle Guide
City of Corvallis
www.ci.corvallis.or.us/downloads/ pw/citybikemap.pdf

Keep a green tree in your heart and perhaps a singing bird will come.
- Chinese proverb



Identify trees by coordinating letters with map above.

TREES IN FRANKLIN SQUARE

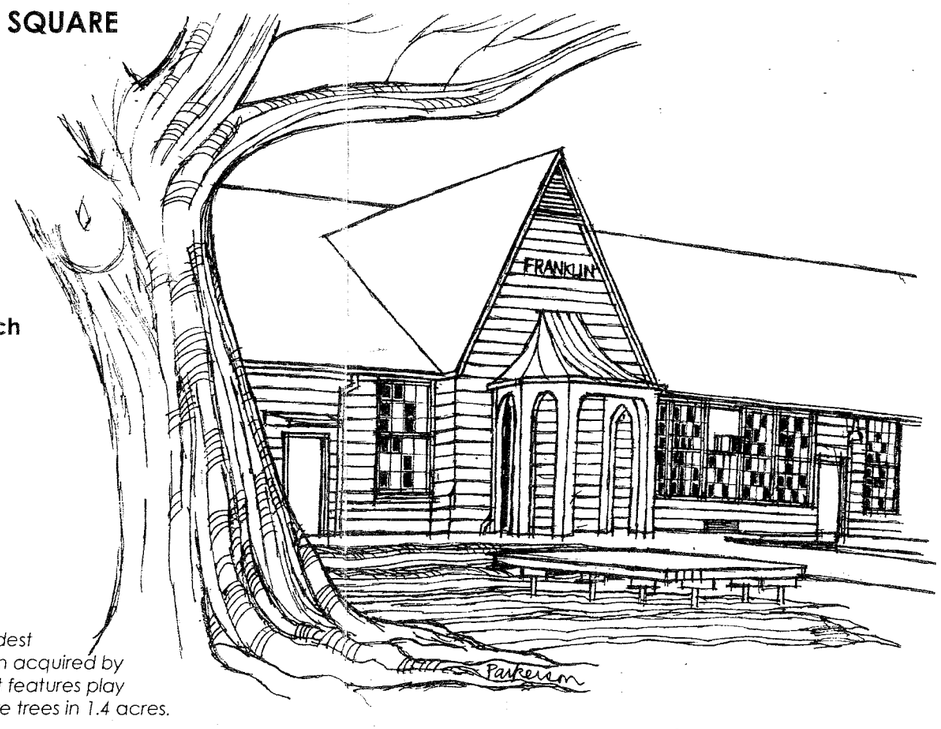
A. Giant Sequoia
B. Red Oak
C. Black Locust
D. Colorado Spruce
E. Deodar Cedar
F. Silver Maple
G. Horse Chestnut
H. European White Birch
I. American Linden
J. Port Orford Cedar
K. American Elm
L. Ginkgo
M. Scarlet Oak
N. Big Leaf Maple
O. Norway Maple

Franklin Square Park is the oldest park in Corvallis, having been acquired by the City in December 1889. It features play equipment and large, mature trees in 1.4 acres.

Franklin School Neighborhood & Tree Tour

A Walking Tour to Celebrate the Magnificent Trees in NW Corvallis

ARCHITECTURAL
Arboreal Delights



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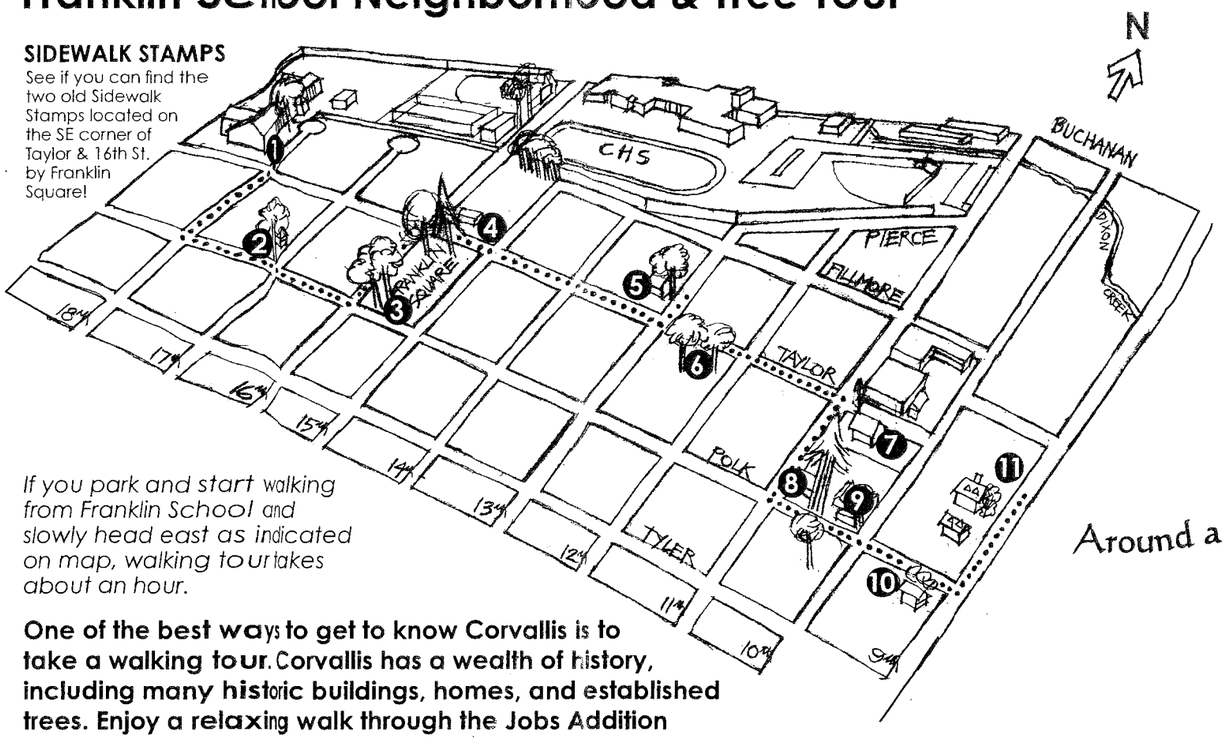
Illustrations by E. Ross Parkerson ✳ Research by Tom Brennan & Lyn Larson ✳ Graphic design by M'Liss Runyon

Franklin School Neighborhood & Tree Tour

SIDEWALK STAMPS
See if you can find the two old Sidewalk Stamps located on the SE corner of Taylor & 16th St. by Franklin Square!



If you park and start walking from Franklin School and slowly head east as indicated on map, walking tour takes about an hour.

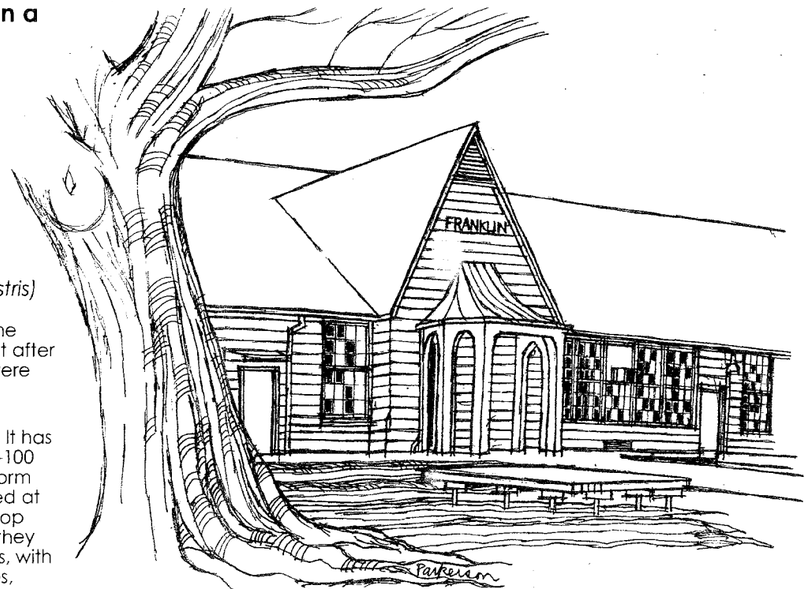
One of the best ways to get to know Corvallis is to take a walking tour. Corvallis has a wealth of history, including many historic buildings, homes, and established trees. Enjoy a relaxing walk through the Jobs Addition neighborhood while taking in a bit of history!

1 750 NW 18th Street
FRANKLIN SCHOOL

GIANT PIN OAK *(Quercus palustris)*

Three more giant pin oaks stood on the south lawn of the school on Taylor, but after one split in a wind storm, the others were eventually removed.

The giant pin oak is a deciduous oak native to the central and eastern U.S. It has moderate to fairly rapid growth to 80-100 feet. It has a slender and pyramidal form when young, open and round-headed at maturity. Lower branches tend to droop almost to the ground, but frequently they are pruned. Glossy, dark green leaves, with deep sinuses and bristle-pointed lobes, have brown tufts of hair on the underside near the veins. Foliage turns to a showy scarlet in the fall.



THE HISTORY OF FRANKLIN SCHOOL

Built in 1947, Franklin is now a K-8 elementary school in Corvallis School District 509J. The 1920s were an era of public school construction in Corvallis. Former wood-frame schools were replaced by buildings of partial or entirely masonry construction, in the Colonial Revival or Neo-Classical styles.

2 610 NW 17th Street
TULIP TREE *(Liriodendron tulipifera)*

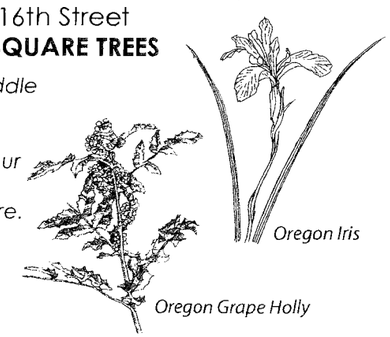
This yard also includes a deciduous magnolia and a mature Japanese maple. *Liriodendron* is an ancient species; in fact, various extinct species have been found in the fossil record.

Around a flowering tree, one finds many insects

- Proverb from Guinea

3 Polk & NW 16th Street
FRANKLIN SQUARE TREES

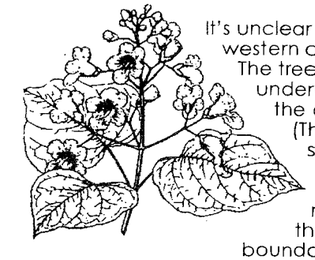
See back middle panel of brochure for walking tour of trees in Franklin Square.



4 1557 NW Taylor Street
SOURWOOD *(Oxydendrum arboreum)*

Incredible fall color and flower, slow-growing and rare.

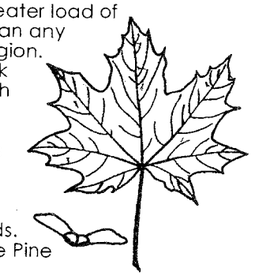
5 712 NW 13th Street
CATALPA *(Bignonioides)*



It's unclear whether this is the western or eastern Catalpa. The tree dwarfs the house underneath it, which is one of the oldest in Jobs Addition. (This one is a beautiful specimen, but the biggest one in town and maybe the state resides just outside the Ward 5 and JANA boundary at 1425 NW Dixon).

6 643 NW 12th Street
BIG LEAF MAPLE *(Acer macrophyllum)*

Big leaf maple carries a greater load of mosses and other plants than any other tree species in our region. Moss layers can get so thick they form a "soil" into which tree roots can sprout and grow. The Saanich Indians used preparations from this maple to make an internal medicine and to treat sore throats. (From *Plants of the Pacific Northwest Coast*, Eds. Pojar and MacKinnon. Lone Pine Publishing. 1994.)



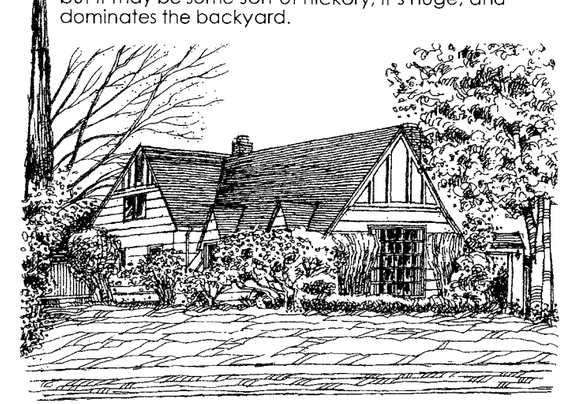
7 635 NW 11th Street
ITALIAN CYPRESS *(Cupressus sempervirens)*

At about 40 feet, this is probably the largest Italian cypress in town. There are lots of other interesting botanicals at this address, including:

Native Mountain Hemlock *(Tsuga mertensiana)*, in the SW corner of the lot. An old one, these are rare this large on the valley floor.

Pomegranates *(Punica granatum)*, small shrubs by the NW corner of the lot. People are always surprised to know that these do quite well here.

Pecan *(Carya illinoinensis)*. Fairly sure it's a pecan but it may be some sort of hickory; it's huge, and dominates the backyard.



ATOMIC ranch neighborhood WALKING TOUR

Corvallis, Oregon

Ranch-style houses are a uniquely American domestic architectural style. Long, low, and modern, they were popular in the western United States from the postwar period through the 1970s, including many neighborhoods in Corvallis.

ATOMIC RANCH STYLE

Ranch-style houses (also American Ranch, California Ranch, Rambler or Rancher) is a uniquely American domestic architectural style. First built in the 1920s, the ranch style was extremely popular in the United States during the 1940s to 1970s, as new suburbs were built. The style is often associated with tract housing built during this period, particularly in the western United States, which experienced a population explosion during this period with a corresponding demand for housing. The ranch house is noted for its long, low to the ground profile, and minimal use of exterior and interior decoration. The houses fuse modernist ideas and styles with notions of the American Western period working ranches to create a very informal and casual living style. Their popularity waned in the late 20th century as neo-eclectic house styles, a return to using historical and traditional decoration, became popular. However, in recent years the ranch house has been undergoing a revitalization of interest.

~Wikipedia

Myer House

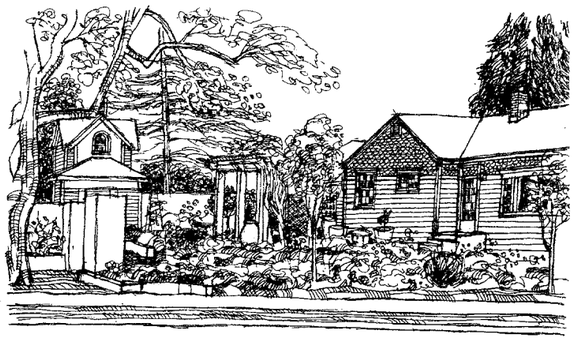
5 **1355 NW 14th Street**
CIRCA: 1946

This house was built in 1946 in the Tinkham Tracts Subdivision and is still occupied by its original owner, John Myer. The house is well-kept and has several features that mark it as early postwar architecture. The near pyramid hip roof is typical of this era, as is the picture window. The siding is a man-made shingle that is very durable. Note the garage is detached. This was a transitional time when some garages were being attached to houses. Note also the two different garage doors: one original, the other replaced at a later time.

Baker House

6 **1401 NW Grant Avenue**
CIRCA: 1948

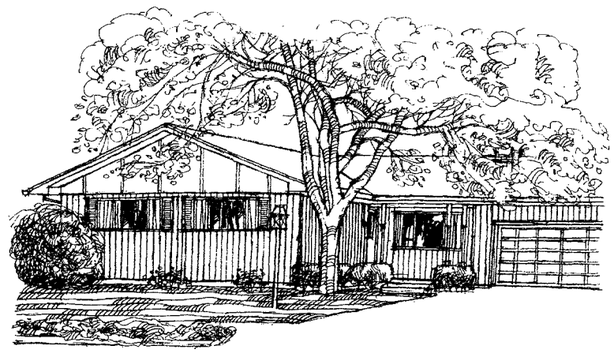
Originally built around 1948, Martin Baker lived here from 1948 until 1983. From 1984 through 1996 the house was a rental. In 1997, Raymond and Janice Keim took possession and ran Raymond Keim Architectural Services out of the house. Typical of the post-war era, this house is one-story with a large yard and a carport. It has the obligatory picture window (one large horizontal pane flanked by 8-over-8 side windows), and smaller windows set high in the walls of the front room. The façade is a mix of materials that include horizontal wood siding and fishscale shingles. The garden has undergone extensive renovation recently and now includes a charming little garden shed or "folly," and a distinctive concrete wall. A large plum tree anchors the southeast corner of the lot.



Nagy House

7 **1425 NW 14th Street**
CIRCA: 1965

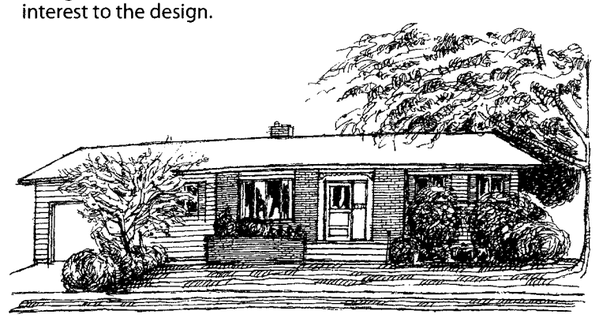
Built around 1965, John and Agnes Everhart bought the house in 1967. John was an auditor for the State Tax Commission. They sold the house in 1969 to Louis and Sherrie Nagy, and the Nagy family has lived there ever since. Louis was a chemist at Evans Products. This is a classic tract home with a distinct single-story horizontal, L-shaped orientation, original shutters and aluminum slider windows, attached double garage, and a gas-lit lamp post in the corner of the front yard by the wide driveway. The façade that faces the street uses a typical mix of materials, in this case plywood and vertical siding.



Hampton House

8 **1370 NW Greeley Avenue**
CIRCA: 1965
BUILDER: NORMAN MAGADANZ

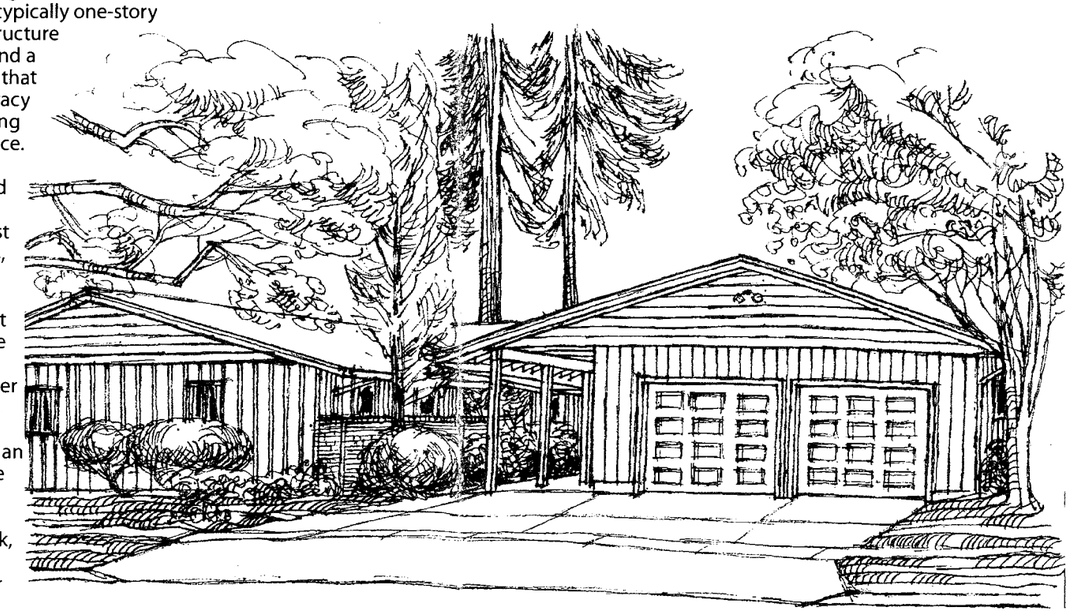
This classic Atomic Ranch was built by Norman Magadanz in 1965, when the street was named Greeley Drive. In 1967 Dr. Richard Hampton, an associate professor at OSU, and his wife Willie Mae bought the house and lived there until 1997. This is the most horizontal of our Atomic Ranches, with its entire facade and attached garage facing the street and no changes in the roofline. It retains most of its classic Ranch architectural features: brickwork, a brick planter in front of the living room picture window, shuttered aluminum slider windows, and fancy ironwork on the small front porch and surrounding the door. Note the house number incorporated into the ironwork. Again, a combination of bricks and wood siding have been used to add textural interest to the design.



Webb House

9 **1445 NW 13th Street**
CIRCA: 1963

Built around 1963, Alvin and Jean Webb are the original owners. Alvin was office manager for Evans Products. This is a nice example of an Eichler design. Eichler was active in California in the 1950s. His designs are typically one-story and feature a structure that wraps around a courtyard entry that offers some privacy while still defining the main entrance. This creates an open atrium and a small garden area. Unlike most Atomic Ranches, the orientation of the house is not the front but the more private back yard. As in many of the other Atomic Ranches on the tour, this design includes an attached double garage, vertical and horizontal siding, brickwork, and small, aluminum slider windows.

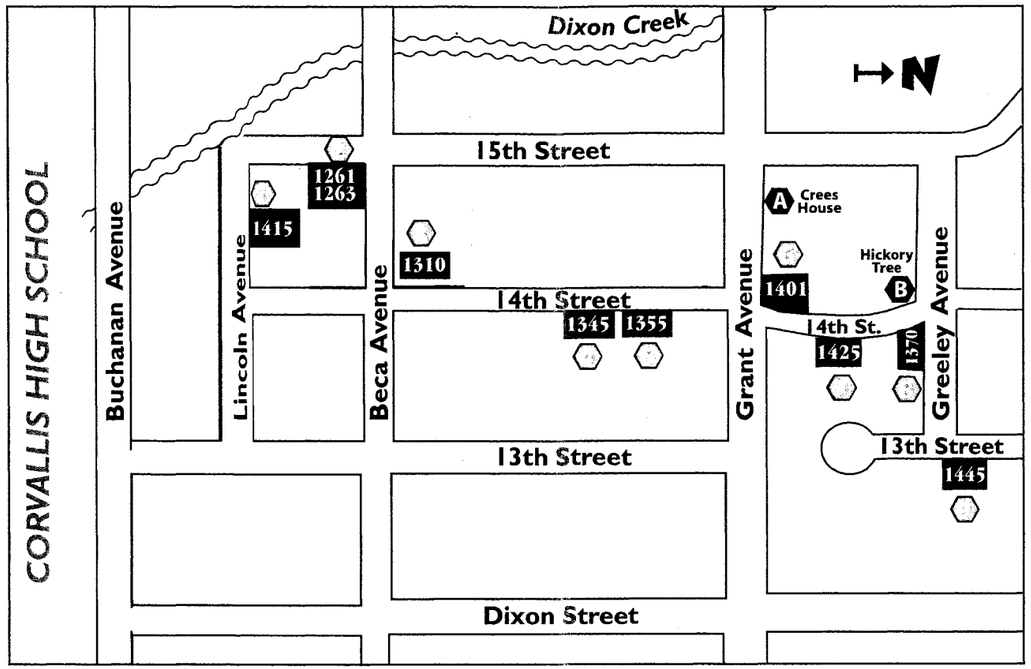


© 2008 Jobs Addition Neighborhood Association

Illustrations by E. Ross Parkerson ✳ Research by Doug Sackinger & Lyn Larson ✳ Graphic design by M'Liss Runyon

ATOMIC ranch neighborhood walking tour

Corvallis, Oregon



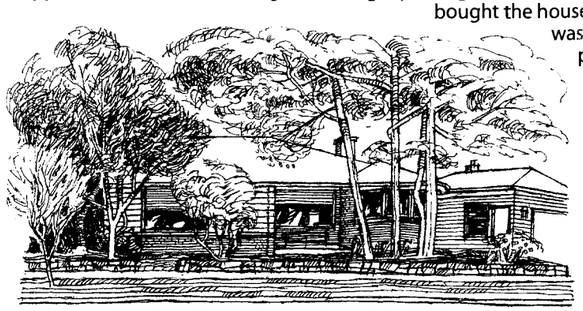
This tour has been designed to be easily walkable in an hour or less. The numbers on the map show the location of each historic house on the tour. Note that houses do not necessarily have to be viewed in this order.

Ranch Redo

1 1415 NW Lincoln Avenue
CIRCA: 1951 • BUILDER: SERENO BALDWIN

"Ranch Redo" was built in 1951 by Sereno Baldwin and sold for $9,500. By 1953 George Harvey was renting the house. He lived in the house until approximately 1970, first as a renter and then as the owner. The garage was converted into a living space in 1976 and in 1991 a garage was added to the front of the house (in front of where the old garage was), as well as an additional room on the back of the house.

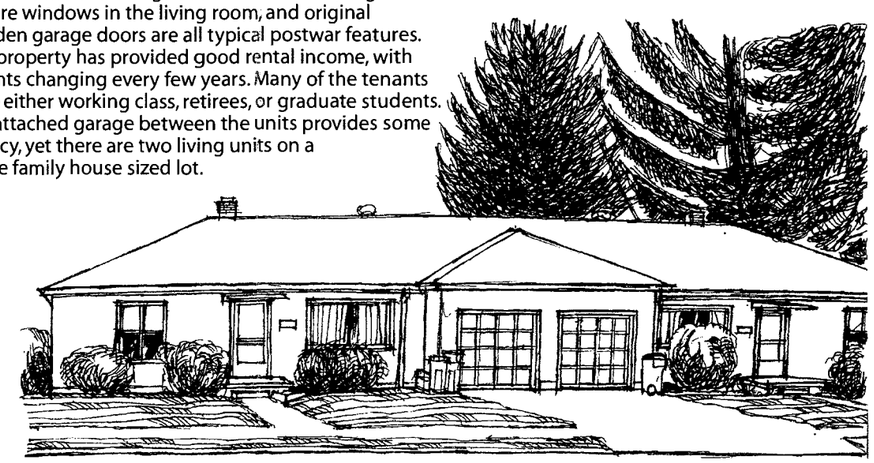
Before the current owners bought the house, the previous owners were having French doors put on the back of the house and the workers putting on the French doors said, "Hey! there is wood under this aluminum siding!" So the previous owner had all the aluminum siding ripped off and it revealed original mahogany siding. However, when the current owners bought the house the mahogany siding was in disrepair. Someone had put a varnish on it, possibly 30+ years ago, and it was peeling off and cracking because varnish is not suitable for exterior use. All the old varnish has been stripped and the wood treated with the same kind of stain that is used on log cabins.



The Ranch Duplex

2 1261 & 1263 NW 15th Street
CIRCA: 1951

This duplex was built in 1951 and remains much the same. The metal awnings over the threshold, large picture windows in the living room, and original wooden garage doors are all typical postwar features. This property has provided good rental income, with tenants changing every few years. Many of the tenants were either working class, retirees, or graduate students. The attached garage between the units provides some privacy, yet there are two living units on a single family house sized lot.



Block House

3 1310 NW 14th Street
CIRCA: 1948

This early ranch house was built in 1948 and has had the same owner since 1968. It exhibits several classic postwar ranch features including the large, original bay window with narrow brick siding halfway up the bay. Note the front door leads directly to the driveway, a change in emphasis to an auto-based culture. A high window in a less public room allows light but preserves privacy. Some window replacement may have taken place, but at least one wooden, horizontally divided-light window is original.

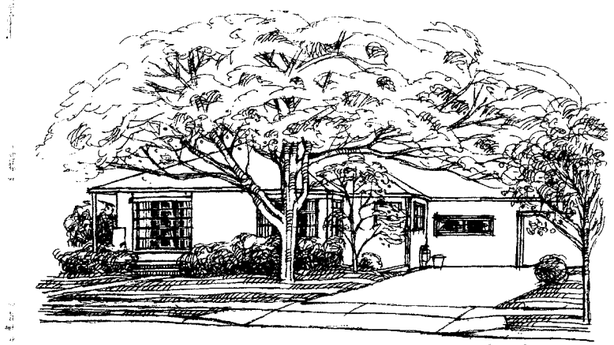
About Dixon Creek

Dixon Creek was named after William Dixon, one of the founders of Marysville (the original name for Corvallis). The creek was included in part of his 1847 donation land claim, and originates in the present-day Timberhill area. It travels southeast to the Willamette River. Today Dixon Creek remains, for the most part in a natural state.

Thaw House

4 1345 NW 14th Street
CIRCA: 1949

One of the first residents of this house was a teacher at Corvallis High School, located nearby. This neatly kept ranch house displays most of its original features, including the windows and garage door. The rectangular hipped roof is typical of this era, as are the horizontally oriented divided light picture windows. Two chimneys suggest a fireplace as well as a furnace flue. Some modification to a two car garage may have occurred, perhaps a conversion of one bay to living space. The other door is a single piece overhead door that appears to be original. The front stoop porch provides a small covered place to sit and interact with neighbors.



NEIGHBORHOOD FACTS

Crees House • 1441 Grant Avenue

A The landmark house at 1441 NW Grant Ave is one of the best local examples of the High Victorian Gothic style. This house was built in 1876 for William Crees, a prosperous 19th-century Corvallis farmer and dairyman.

Old Hickory Tree on 14th Street

B The mature hickory tree located on the corner of 14th Street and Greeley Avenue is a rare specimen and may be over 100 years old. A deciduous tree having shaggy bark and hard smooth nuts with an edible kernel, this hickory tree is one of a few of its kind found in Corvallis. This tree may have been planted during the same time the William Crees House was built in 1876.

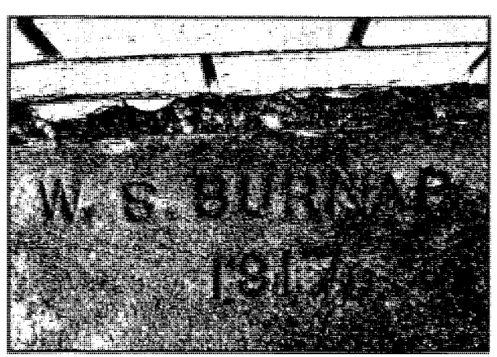
For more information on trees in Corvallis see "Know Your Trees," a brochure produced by the Corvallis Parks and Recreation Department. Phone: (541) 766-6918.

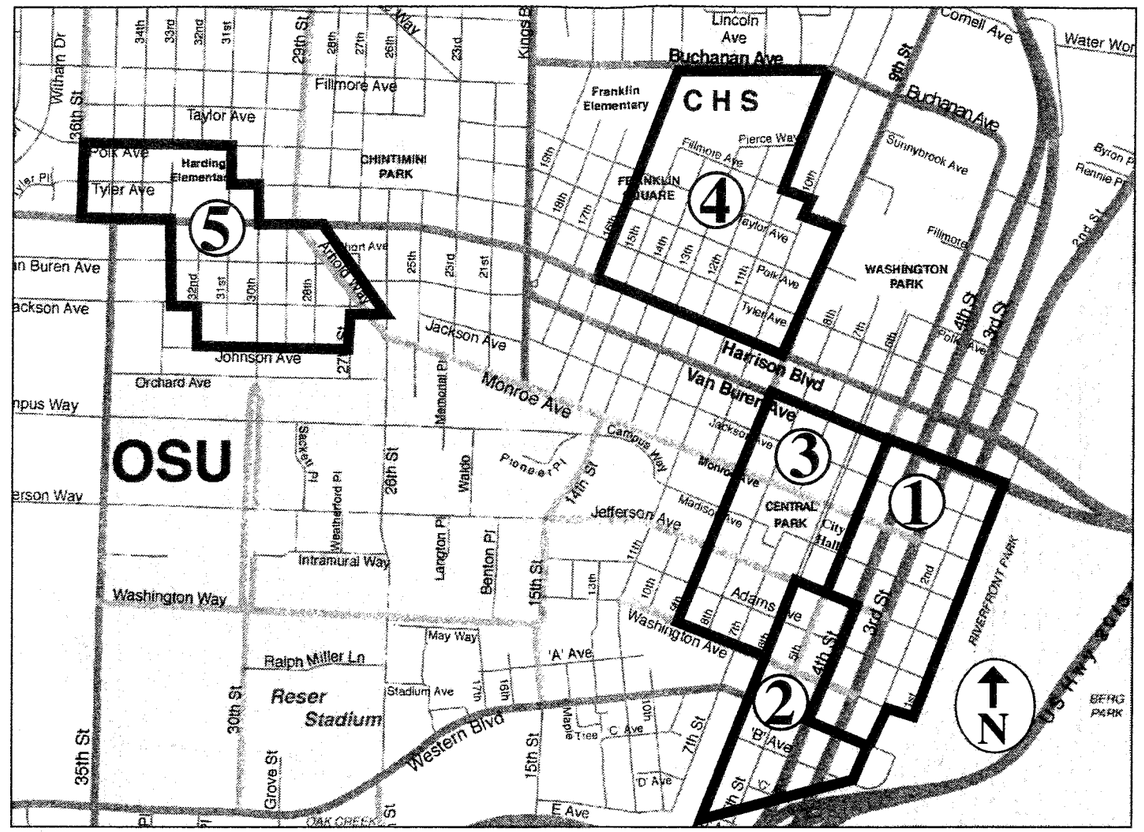
A Walking Tour of the SIDEWALKS of Corvallis

Historic Sidewalk Markers 1906-1937

This tour is a guide for the location of over 25 sidewalk markers found in five neighborhoods.

- DOWNTOWN
- AVERY HELM
- CENTRAL PARK
- FRANKLIN SQUARE
- COLLEGE HILL





Concrete sidewalks first appeared in Corvallis in 1906 starting on Second St. from Monroe to Madison Avenue and in 1910 from Monroe to Adams. During the next three decades some twenty plus contractors were employed to lay sidewalks and pave streets in emerging residential and commercial districts. As each sidewalk section was completed contractors would mark their finished work with an embossing stamp with their name and the date. Over 150 markers have been found and identified and many more may yet be discovered and recorded. Today the city protects the historic stamps. Whenever damaged sidewalks are replaced or repaired the markers are saved and returned to their original locations.

Nine other historic walking tour brochures are available at Visit Corvallis in the Chamber of Commerce building at 420 NW 2nd Street.

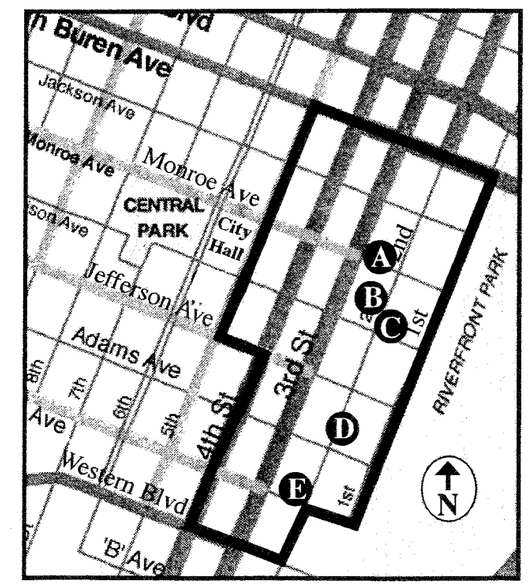
You can record the stamps by photographing, drawing or taking a rubbing with paper. Hold the tracing paper over the front of the marker. Rub over the entire paper with the side of sharpened end of the pencil, or peel a crayon and rub it on its side over the paper. Roll your paper up carefully so you don't crease it or smudge the tracing.
Please don't use sharp objects for cleaning away debris from stamps.

Take care watching for foot traffic on the sidewalks and bike and vehicle traffic on the streets when you go on your search for the stamps.

1 DOWNTOWN

Location on map	CONTRACTOR	DATE
A	Metal Curb at corner of alley between 2nd & 3rd Streets on Monroe 1890 (south side)	
B	J.H. 1906 *(first marker, 140 SW 2nd st., W. side)*	
C	C. Hodes Rifle *(137 SW 2nd St., pressed in concrete, east side)*	1895
D	Concrete Const. Co. (saved) *(2nd st., NE Corner @ Adams Ave.)*	1912
E	WS Burnap *(500 SW 2nd St., SW corner of Beanery)*	1917

Letters indicate location of sidewalk markers

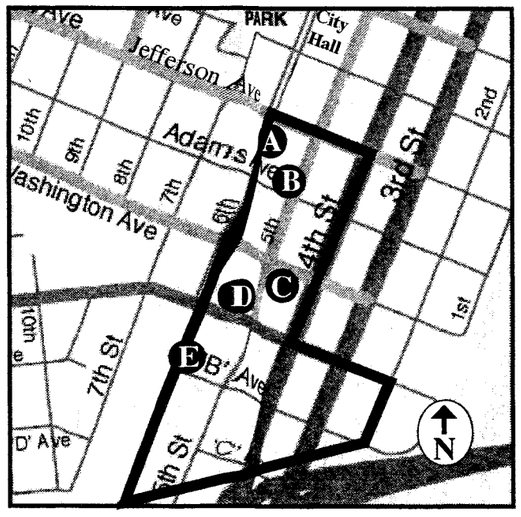


Find the city's oldest sidewalk marker dated 1906. At 137 SW 2nd is a faded stamp of a rifle. It helped advertise Hodes Gun Shop located there in the early 20th century. Eight iron horse rings can be found on the west side curb between Washington and Adams Streets on 2nd. A metal curb is located between 2nd and 3rd streets on Monroe on the south side at the alley entrance.

©2014 Walking Tour of the Sidewalk of Corvallis *Concept by E. Ross Parkerson* *Research by Doug Eaton, Mary K. Gallagher, Carolyn Ver Linden & E. Ross Parkerson* *Graphic design by M'Liss Runyon*

2 AVERY HELM

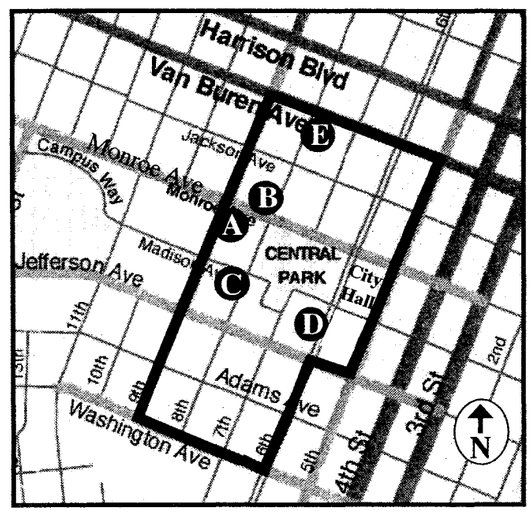
Location on map	CONTRACTOR	DATE
A	Corvallis Concrete Co *(329 SW 6th St., east side)*	5.9.1923
B	Reiter & Brown *(340 SW 5th St., facing Adams St., NW corner)*	9.13.1927
C	WL Read *(519 SW 5th St., east side)*	11.15.1917
D	HH Heuckendorff *(515 SW 5th St., NW corner)*	Aug.14. 1923
E	WL Read *(553 SW B st., NE corner, broken concrete)*	4.20.1915



This neighborhood is part of the Avery Helm National Historic District designated in 2000. It is part of the Joseph C. Avery land claim filed in 1845. It includes nine full blocks and ten partial blocks of historic homes dating from 1876 into the 1930's. There is a walking tour brochure for this district.

3 CENTRAL PARK

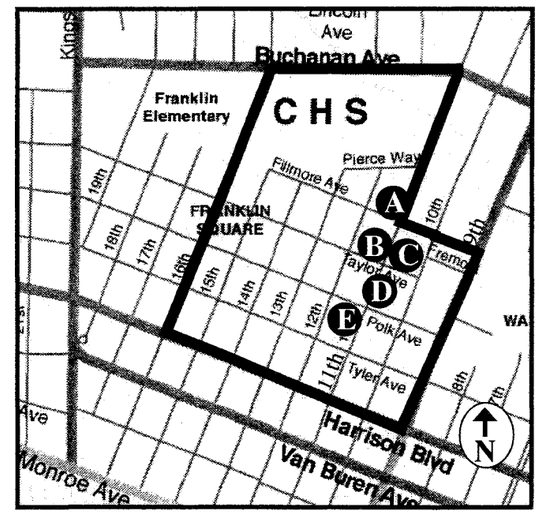
Location on map	CONTRACTOR	DATE
A	Corvallis Concrete Co. *(SE corner, Monroe & Ninth St.)*	5.16.24
B	Levi Mellon Contractor *(4 makers, 813 NW Monroe Ave)*	(No date)
C	W L Read *(in oval, 810 SW Madison, SW corner)*	1913
D	Mellon & Gendron Contractors *(602 SW Madison Ave., west side at side of church)*	1909
E	John Thornton *(in oval, 239, NW 8th St., SE corner)*	1911



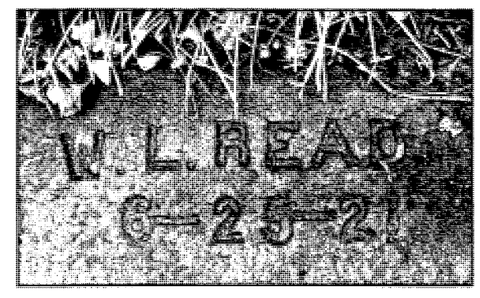
This neighborhood was built around Central Park which was the original site of the first elementary school and high school in Corvallis. Three churches surrounded the park and one, today's Arts Center, was a transplant in 1961. The original Corvallis-Benton County Library was built in its current location in 1931. Building expansions occurred in 1965 and 1992. There are two walking tour brochures for this neighborhood.

4 FRANKLIN SQUARE

Location on map	CONTRACTOR	DATE
A	H H Heuckendorff (saved) *(803 NW 11th St., NE corner)*	June.7.1920
B	W L Read *(saved, 704 NW 11th St., NW corner)*	6.25.21
C	Corvallis Concrete Co *(1081 NW Taylor St., near driveway)*	10.23
D	Heuckendorff & Isaack *(635 NW 11th St., near fence)*	Nov. 18.1929
E	Heckert & Son *(NW Tyler &11th St., NW corner)*	8.27.23

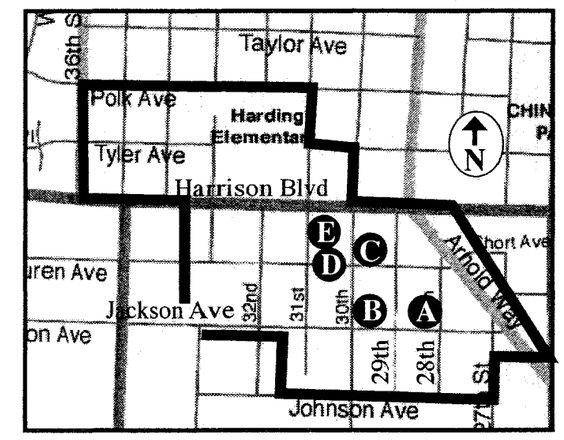


Corvallis's first city park was established in 1889 and the name "Franklin Square" was designated by the City Council. The park has some of the area's oldest and varied tree species. There are three walking tour brochures for the surrounding neighborhood including an historic tree tour.



5 COLLEGE HILL

Location on map	CONTRACTOR	DATE
A	WS Burnap *(212 NW 28th St., Mid block)*	1914
B	HH Heuckendorff *(206 NW 30th St., NW corner)*	April.14.1923
C	HH Heuckendorff *(303 NW 30th St., NE corner)*	April.29.1921
D	Van Buren Ave. *(between 30th & 31st Streets marked with date & time concrete work completed, middle of block)* 6-7-26 1 PM / 7-14-26 2 PM 6-7-26 2:30 / 7-14-26 6:30 PM 7-16-26 11 AM	
E	HHH & WI (last marker, 345 31st., SE corner	August.11.1937



The College Hill neighborhood was designated a National Historic District in 2002. The same people who built Oregon State College developed the neighborhood including many professors, administrators, other employees and students. The integrity of the neighborhood is a testament to the struggle to preserve the area by several generations of residents. There is a walking tour brochure for this district. The only known street stamp in the city is on Van Buren between 30th and 31st streets.

CITY OF CORVALLIS
COUNCIL/PLANNING COMMISSION WORK SESSION
January 13, 2015

The joint work session of the City Council and the Planning Commission was called to order at 6:00 pm on January 13, 2015 in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Traber; Councilors Baker, Brauner, Glassmire, Hann, Hogg, York, Hirsch (6:03 pm), and Bull (6:03 pm)

Planning Commissioners Daniels, Gervais, Woodside, Feldmann, Lizut, Ridlington, Woods, Sessions (6:05 pm)

ABSENT: Councilor Beilstein and Commissioner Selco (both excused)

II. UNFINISHED BUSINESS

A. Process and Schedule Considerations for Review of OSU-Related Comprehensive Plan (CP) Findings and Policies

Items at places included emails from Josh Kahan (Attachment 1) and Rolland Baxter (Attachment 2), a letter from OSU (Attachment 3), and staff's responses to Councilor questions (Attachment 4).

Mayor Traber welcomed Commissioners and provided introductory remarks.

Councilors and Commissioners were invited to ask questions of staff and Deputy City Attorneys Brewer and Coulombe. Several inquiries related to whether certain actions by the Planning Commission or the Council would constitute a quasi-judicial process. Mr. Brewer and Mr. Coulombe cautioned that each circumstance was unique and it was not easy to provide definitive answers to "what if" scenarios. Mr. Brewer noted if a specific property was the subject of a review, the process for that review and possible action would be considered quasi-judicial.

Councilor Bull indicated she had some questions (Attachment 5). Mr. Brewer said ordinances could be passed by the Council at any time; however, a purposeful shift to a quasi-judicial process would require Council approval, as the prior Council voted to pursue a legislative process.

In response to Commissioner Woods' inquiry, Community Development Director Gibb said Attachment E in the Work Session meeting packet reflected staff's initial review of Oregon State University (OSU) related CP Findings and Policies contained in the 1998 version of the CP. Mr. Gibb said other policies may need to be identified as part of the review.

Commissioner Woodside observed the last CP update involved a lengthy appeals process. In response to her inquiry, Mr. Brewer said if OSU submitted an application before CP or

LDC updates were completed, the application would be reviewed against the standards that were in place at the time it was submitted.

In response to Councilor Bull's inquiry regarding land use issues outside of the campus boundary, Mr. Gibb said many of the OSU/City Collaboration Project's Neighborhood Planning Work Group's recommendations had been implemented; however, incorporating the outstanding recommendation related to zoning and land use was held for inclusion in the next CP update.

In response to Commissioner Daniels' inquiry, Mr. Brewer said if the LDC review flowed from the CP, the process would be legislative. However, if a CP change flowed from the LDC, the process would be considered quasi-judicial.

In response to Commissioner Gervais' inquiry, Mr. Brewer said the City Manager had the authority to address violations of City Ordinances while the review process was underway.

Councilor York preferred a longer legislative process to ensure a thorough review that included public input to achieve an outcome that supported both resident livability and OSU's mission. However, for her, the longer process was contingent upon having a parallel process to address current issues of concern, such as parking and the rate of new construction on campus. She asked staff to provide information about interim measure opportunities, including voluntary and regulatory measures.

Councilor Brauner supported a longer legislative process to review the CP. He believed establishing an Intergovernmental Agreement with OSU should be conducted as a parallel process. Allegations that OSU had violated the LDC should be reviewed separately to determine if the claims had merit.

Councilor Glassmire supported a longer legislative process to review the CP. He was interested in resolving problems in his Ward, especially those related to parking.

In response to Commissioner Woods' inquiry, Mr. Coulombe said the CP included other supporting documents in addition to the Campus Master Plan which had planning horizons; however, he was not sure if those documents had expiration dates.

Commissioner Daniels asked the Council to be clear about OSU's role in the process.

Councilor Baker observed much of the data in the CP was stale and he supported collecting new data to ensure decisions would be based on current information.

Councilors and Commissioners discussed preferences for Task Force (TF) representation and the number of members. Many supported a small number of members and equal representation between Council and the Planning Commission. Commissioner Gervais preferred a larger number of members and greater representation by Planning Commissioners.

Councilors and Commissioners did not support inclusion of community members on the TF due to the complexity of the subject matter; however, they agreed it was important to ensure there was an effective method for the TF to gather community input. City

Manager *Pro Tem* Brewer said there were many online citizen engagement tools and a longer legislative process would afford staff time to acquire and implement software.

Mr. Gibb recommended the TF's charge include creating a more detailed statement of work. Taking the time up-front to complete the extra step would help ensure the TF's work was efficient and responsive.

General consensus was reached to have the Mayor appoint either three or four Planning Commissioners and three City Councilors (one from each of the Standing Committees.) Councilors and Commissioners also supported having the TF focus on elements of the CP that related to the Campus Master Plan.

Councilors agreed to discuss at their January 20 Council meeting concepts for addressing the ambiguities identified by the City Attorney.

The meeting adjourned at 7:58 pm.

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY RECORDER

Young, Kevin

From: Bell, Amber
Sent: Monday, January 12, 2015 1:25 PM
To: Young, Kevin
Subject: FW: Comments Oregon State University District Plan

From: Kahan, Josh [mailto:Josh.Kahan@kingcounty.gov]
Sent: Monday, January 12, 2015 10:39 AM
To: Planning
Subject: Comments Oregon State University District Plan

Dear Planning Division Representative. I would like to provide comments to the City Council and Planning Commission regarding the update of the Oregon State University District Plan.

The construction of the new OSU Classroom Building eliminated the potential to create a series of prominent east-west quads on campus, creating a beautiful open space corridor. An series of quads could have accentuated OSU's architecture and landscaping, enhanced the pedestrian experience, and created something very special for the campus. This missed opportunity can however act as a catalyst to include more robust open space language in the updated District Plan such as:

- Identifying a long-term open space vision that would include the development of future quads, courtyards, and landscape areas.
- A conceptual design for Oak Creek as it flows through campus including ecological restoration, recreational, and educational elements. An improved riparian corridor along this waterway could be a significant campus asset.
- Promoting the continued removal of parking lots/spaces in the central part of campus.

Promoting these elements in the Plan can ensure that OSU will remain one of the most beautiful campuses in the country. It will also ensure consistency with the campus plan created in 1909 by John C. Olmsted. The Olmsted architectural legacy is visible today: park-like areas, buildings surrounding open-space quads with diagonal crosswalks, harmony of landscape design and architecture, etc. While the intent of this earlier plan remains in effect today, it is unclear whether these elements will persist in the future.

Thank you for the opportunity to provide comments. Can you please confirm that they were provided to the Council and Planning Commission? Thanks a lot.

Sincerely,

Josh Kahan

Josh Kahan, Program Manager
Green/White River Basin Stewardship
King County Department of Natural Resources and Parks
201 S. Jackson St., Suite 600
Seattle, WA 98104
(206) 477-4721
josh.kahan@kingcounty.gov

RECEIVED
JAN 13 2015
CITY MANAGERS OFFICE
CITY OF CORVALLIS

January 12, 2012

Corvallis Mayor and Council
Corvallis Planning Commission

Regarding: OSU development

I just read the submittal by David Dodson in behalf of OSU dated January 9, 2015. Interesting reading indeed.

The take away (from OSU's submittal) seems to be that the CMP as prepared and presented by OSU is simply an exercise in speculation and unfulfilled promises. I must now agree with OSU that their CMP is simply theater and has no official standing. Consequently, I would suggest that the City no longer give any credence to the CMP, any process to update the CMP, any other campus publication, or any official or unofficial statement of the university as it relates to planning or development. Any requirements the City wants to see carried out clearly must be in the LDC. No exception. Absolutely no "collaboration" since OSU is obviously not required to perform unless it is in the LDC. That is not me speaking, that is the official position of OSU.

But what is disappointing in this letter is the suggestion that the City permit the OSU zone to continue in its current format until the CMP expires in 2016 at the end of the planning period. This is a whopping two more years. The letter suggests the City "simply amend the OSU zone by that time", implying the end of 2016. . Two more years of development that goes virtually unregulated.

There are at least two problems with OSU's position that I can see. First, OSU does not seem to recognize or acknowledge that it is entirely up to the City Council how, when and in what time frame it updates the LDC and Chapter 3.36. Second, OSU sees no urgency or critical need to amend the LDC before further development occurs. In fact, they seem to imply that Chapter 3.36 is working just fine.

The university does not (in **any** manor or fashion) acknowledge that there are serious problems **now**. They do not acknowledge that these issues and problems have been **building and building** for the last decade. They do not acknowledge (in fact they deny) that the **root cause** of many (or even some) problems are directly and/or indirectly related to **OSU development**. OSU does not acknowledge that the **CMP was seriously flawed** in its projections and that as a result **Chapter 3.36** proved to be an **ineffectual** tool to regulate campus development. OSU does not acknowledge that past development has created problems that were not mitigated at the time and now require post-construction action.

OSU says in this letter they want dialogue and want to engage with the City. I hope so. But a dialogue is a two way street. It requires listening. So far, I have not observed any listening on the part of the OSU representatives. I am unsure why, but my operating theory is that staff has marching orders to not give up a thing and never to agree that there is a problem that OSU is responsible for or has contributed to. So I will believe in dialogue only when I observe OSU actually advancing or agreeing to proposals to solve the problems. They need to commit monetary resources and real actions, not simply empty promises.

Rolland Baxter
Corvallis

Capital Planning and Development
100 Oak Creek Building
3015 SW Western Blvd., Corvallis, Oregon 97333
Main Line: 541-737-5412 | **Fax**: 541-737-4810

January 13, 2015

A Letter to the Mayor, Council Members and Planning Commissioners:

We at Oregon State University ("OSU") understand that you are preparing to enter a work session tonight to formulate a plan for updating the university's Comprehensive Plan policies and discuss expiration of the Campus Master Plan (CMP). As the property owner and institution that will be most directly impacted by those discussions, we have a few additional thoughts we would like to add before your discussions begin. We appreciate your consideration of our comments both tonight and in the months ahead as we proceed together through the planning process as institutional partners.

First, we have been actively engaged with the City over the last 10 years to implement the CMP and the associated OSU Zone. As you know from City staff, stakeholder and OSU memoranda or letters, the OSU zone established the ground rules for how OSU was to grow over the 10 to 12 year planning period. The zone established development sectors on the campus and capped the amount of growth that could occur in those sectors. The zone also established open space minimums by sector. These standards are clearly articulated in the OSU zone. OSU has complied with the City of Corvallis regulations over the last 10 years. In one recent instance where OSU needed an adjustment to the development allocation in one of the sectors, OSU applied to the City for the adjustment and the adjustment was approved by the Planning Commission and the City Council.

The OSU zone permits a total of 3,155,000 square feet of growth over the planning period. Between 2004 and 2014, the building permit records and OSU reports show 873,143 square feet of growth. OSU has built 28% of the permitted allocation. The zone also requires a minimum open space across campus of 50%. OSU currently has 65% open space across campus.
The record shows strict compliance with the sector development and open space allocations of the OSU zone. The City planning staff describes this planning and permit history of strict compliance on pages 14 through 17 of the Memorandum from Jim Brewer and Ken Gibb to the City Council, dated January 10, 2015.

Second, parking and transportation is also regulated by the OSU zone. The OSU zone articulates a specific parking strategy and a process for re-evaluating that strategy once certain utilization is triggered. When parking on campus exceeds

90% utilization, any development on campus that adds any building square footage is subject to the adjustment process. In 2004 when the CMP was adopted, parking utilization was at 87%. Following adoption of the CMP and construction of the OSU parking garage, parking utilization was measured at 79%. To evaluate these utilization rates for compliance, we are obligated under the OSU zone to submit parking inventories annually. We have done so since 2005 and those inventories consistently reflect utilization rates at 79% or lower, still not approaching the 90% utilization threshold identified.

In his letter to the Council, Mr. Rolland Baxter indicates that our data is flawed or that OSU should not be in charge of submitting these inventories. Mr. Baxter's comments on this matter are in error and do not serve to facilitate the productive planning process we continue to seek with the City of Corvallis. The OSU zone requires OSU to submit this inventory data and there is no indication that the data is flawed or inaccurate.

We do agree with Mr. Baxter that utilization rates, while a sound monitoring methodology when conceived in 2004, may not be the best monitoring method going forward. OSU is in the process of evaluating other methods that would further incentivize on-campus parking while decreasing single occupancy vehicle trips. Parking impacts in the neighborhoods need to be addressed through a thoughtful engagement process involving the City, OSU, and neighbors. We invite that discussion as we move forward with the City and other stakeholders in the update process.

Third, OSU was surprised to see discussion in the Council materials of a moratorium, or the notion that OSU would seek some kind of exemption from the land use process at the state legislature or that OSU intended to fast track some master plan submittal to avoid changes in City regulations.

These ideas did not originate from OSU and, in our view, are not part of a productive planning process, and should be off the table.

OSU is Oregon's leading public research university. We not only have a state mandate to serve the residents of Oregon in their educational and research pursuits, our diverse student body comes from across Oregon, all 50 states and more than 100 countries. Students can choose from more than 200 undergraduate and more than 80 graduate degree programs. We continue to attract high-achieving students, with nationally recognized programs in areas such as conservation biology, agricultural sciences, nuclear engineering,

forestry, fisheries and wildlife management, community health, pharmacy, zoology, among others.

We will continue to evolve as we are asked to serve this public educational and research mandate. We are also committed to accommodating this evolution responsibly and within a regulatory partnership with the City of Corvallis. We have not sought any exemptions from the state legislature and we are not preparing to fast track any master plan through the City approval process.

Quite to the contrary as demonstrated by the public engagement and outreach to date with our neighbors regarding the District Plan, it is critical we have a seat at this important planning table to craft a long term plan for our future that accommodates our public educational mission while reasonably mitigating negative impacts on the community.

If there is a common theme in the comments you have received, it is that such a process will take some time. We have that time. The OSU zone has no expiration date and the Campus Master Plan requires update by 2016. We can commit to an active engagement in the planning process with a completion and adoption date before the expiration of the 2016 planning period. If your concern is development that may occur between now and 2016, we can share any of those plans with you and demonstrate how those plans are within the development allocations of the current OSU zone.

Thank you for consideration of these additional comments and we look forward to an active and engaged role over the next 12 to 18 months to adopt effective planning tools that will serve our shared objectives.

Kirk Pawlowski
University Architect/
Executive Director for
Capital Planning and Development

David Dodson, AICP
University Land Use
Planning Manager

cc: Glenn Ford, OSU Vice President for Finance and Administration
Steve Clark, OSU Vice President for University Relations and Marketing

MEMORANDUM

To: Mayor, City Council and Planning Commission

From: Ken Gibb, Community Development Director

Date: January 13, 2015

Subject: Additional Responses to City Councilor Questions Regarding the Legislative Review of OSU-Related Comprehensive Plan Policies

Attached are staff responses to emailed questions received from City Councilors since the staff reports were released. Private email addresses have been redacted.

Young, Kevin

From: Young, Kevin
Sent: Monday, January 12, 2015 5:07 PM
To: Barbara Bull Brewer, Nancy
Cc: Penny York Cell; Hal Brauner; Gibb, Ken
Subject: RE: Responses to Council Questions Regarding OSU Comp Plan Review

Hi Barbara,

I want to acknowledge that we've received your request. Development Services staff have begun assembling the information you've asked for.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

From: **:lf Of** Barb Bull
Sent: Monday, January 12, 2015 9:16 AM
To: Young, Kevin; Brewer, Nancy
Cc: Penny York Cell; Hal Brauner
Subject: Re: Responses to Council Questions Regarding OSU Comp Plan Review

Hi Kevin,

I appreciate your response to my request for development info in the OSU zone. It would be helpful to me to have the list of permits that contribute to your summary table. Just new construction would be fine if that is easiest.

If there is a table summarizing parking reqirements by use that would also be helpful. If there are two or three answers for retail development, for example, a separate column for downtown and any other special area would be fine.

Thanks again,

Barbara

On Jan 10, 2015 1:30 PM, "Young, Kevin" <Kevin.Young@corvallisoregon.gov> wrote:
Dear Mayor, Councilors, and Planning Commissioners,

Attached are staff responses and supplemental information responding to questions from City Councilors. Shortly, I will also be sending you written testimony received regarding this matter.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572

kevin.young@corvallisoregon.gov

Young, Kevin

From: Young, Kevin
Sent: Tuesday, January 13, 2015 12:37 PM
To: Frank Hann
Subject: RE: Responses to Council Questions Regarding OSU Comp Plan Review

Good questions Frank,

Finding 1.1.c in the Comprehensive Plan notes a 1997 Council-approved population forecast of 58,461 City residents in 2020. Census data in 2010 reported the Corvallis population as 54,462, with 18,152 residents enrolled in college or graduate school. Subsequent population estimates from Portland State University (their Population Research Center provides us with annual estimates) are as follows:

2010 Census	54,462
2011	54,520
2012	55,055
2013	55,345
2014	56,535

That growth rate averages out to about a 1% annual growth rate, which is generally consistent with the population forecast from 1997. At a 1% annual growth rate moving forward from the 2010 Census number, we would reach a population of 60,160 in 2020, which is pretty close to the 58,461 forecast from 1997. I don't have specific data on population losses from other sectors of the economy, but if I had more time, we could look at on-campus enrollment data from OSU during the same time span to see if there is some offset impact, or what percentage of population growth has come from student on-campus enrollment increases. It may be that declines in employment at Hewlett-Packet (and associated community residents), and perhaps other employers, have offset increases from OSU. Of course, OSU enrollment numbers do not reflect changes in on-campus employment of staff and faculty, either.

In general, our population increase, as a community, has been along the lines of what was projected in 1997.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

From:
Sent: Saturday, January 10, 2015 7:21 PM
To: Young, Kevin
Subject: Re: Responses to Council Questions Regarding OSU Comp Plan Review

Hello Kevin,

Thank you for providing this information. As I read the material it occurred to me that we should consider the population growth projections city wide that were assumed in the Comp Plan. We realize that the growth of the student population exceeded by far anticipated levels. Has this been in any way "softened" by decreased growth from other sectors given the economic downturn and loss of

substantial numbers of positions within the tech and construction sectors during the period from 2008 until now?

Thanks,

Frank

From: "Kevin Young" <Kevin.Young@corvallisoregon.gov>
To: "mayorandcitycouncil@corvallisoreong.gov" <mayorandcitycouncil@corvallisoreong.gov>,

Cc: "Nancy Brewer" <Nancy.Brewer@corvallisoregon.gov>, "Ken Gibb" <Ken.Gibb@corvallisoregon.gov>, "City Attorney Brewer" <jkbrewer@peak.org>, "Carrie Mullens" <Carrie.Mullens@corvallisoregon.gov>, "Carla Holzworth" <Carla.Holzworth@corvallisoregon.gov>
Sent: Saturday, January 10, 2015 1:30:07 PM
Subject: Responses to Council Questions Regarding OSU Comp Plan Review

Dear Mayor, Councilors, and Planning Commissioners,

Attached are staff responses and supplemental information responding to questions from City Councilors. Shortly, I will also be sending you written testimony received regarding this matter.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

Young, Kevin

From: Young, Kevin
Sent: Tuesday, January 13, 2015 2:23 PM
To: Frank Hann
Cc: Gibb, Ken
Subject: RE: Responses to Council Questions Regarding OSU Comp Plan Review

Hi Frank,

When we were first approached regarding the Samaritan Sports Medicine Center on campus we asked OSU staff to what extent the facility would be serving folks on campus vs. off campus. We were told that the majority of clients would be from the University, including not just student athletes, but also faculty, staff, and students. The applicants provided written documentation that the facility will provide educational opportunities for training and support for OSU's College of Public Health and Health Services, to supplement OSU's B.S. and M.S. programs in applied exercise and sports sciences, fitness and nutrition, exercise physiology and sport pedagogy. Given these assurances, we determined that the facility would be an allowed accessory use to the primary University use on campus.

Because the facility is on the OSU campus, it is subject to the parking requirements for that area, which are campus-wide standards. As you know, those requirements link the need for additional parking facilities on-campus with a certain level of on-campus parking utilization. The building is approximately 17,450 sq. ft. in size.

The one space/200 sq. ft. requirement for medical facilities is one of the more parking-intensive requirements in the LDC. However, seating areas within restaurants have a higher requirement, which is one space/50 sq. ft. of seating area where there are no fixed seats. However, as described above, these standards do not apply to the OSU zone (due to the campus-wide nature of parking at the University) and we note that the Central Business District and Riverfront zones also have a different set of standards for medical offices, restaurants and other uses.

I hope this answers your questions,

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

From:
Sent: Saturday, January 10, 2015 7:09 PM
To: Young, Kevin
Subject: Re: Responses to Council Questions Regarding OSU Comp Plan Review

Hi Kevin,

In the identification of new facilities built what is the total square footage of the Samaritan Sports Medicine Center and were parking requirements for this structure calculated at the one space per 200 SF required in the LDC as it has clearly been described as a health facility that includes outreach to the community. Do we calculate the parking requirements by use to include other higher density requirements for parking in the LDC?

Thanks,

Frank Hann,
Ward 8

From: "Kevin Young" <Kevin.Young@corvallisoregon.gov>
To: "mayorandcitycouncil@corvallisoreong.gov" <mayorandcitycouncil@corvallisoreong.gov>,

Cc: "Nancy Brewer" <Nancy.Brewer@corvallisoregon.gov>, "Ken Gibb" <Ken.Gibb@corvallisoregon.gov>, "City Attorney Brewer" <jkbrewer@peak.org>, "Carrie Mullens" <Carrie.Mullens@corvallisoregon.gov>, "Carla Holzworth" <Carla.Holzworth@corvallisoregon.gov>
Sent: Saturday, January 10, 2015 1:30:07 PM
Subject: Responses to Council Questions Regarding OSU Comp Plan Review

Dear Mayor, Councilors, and Planning Commissioners,

Attached are staff responses and supplemental information responding to questions from City Councilors. Shortly, I will also be sending you written testimony received regarding this matter.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

January 13, 2015

To: City Council
From: Barbara Bull, Ward 4
Re: Possible Council actions regarding OSU development: identify the appropriate process and consider a temporary moratorium

I am concerned that the agenda for tonight's joint meeting seems to presume that we have decided to pursue a fairly comprehensive review of the comprehensive plan as it my apply to OSU development. I respectfully request that Council and Planning Commission leadership consider a brief discussion of options/alternatives before starting the discussion on how to proceed with one of the options presented so far.

In particular, I would ask the following high-level questions:

1. Some of the recent development is occurring in the OSU Zone, some is occurring in the surrounding area. Should a legislative review focus on a geographic area (central Corvallis) instead of OSU or the OSU Zone?

2. The main concerns on this topic seem to be more closely related to **the *implementation* of our Comprehensive Plan policies** rather than the policies themselves.

   Question: What would be the appropriate process for reviewing LDC Chapter 3.36 with respect to existing Comprehensive Plan policies without amending the Plan?

3. What would the process be for initiating a moratorium on the relevant development while we conduct a review of either the Comprehensive Plan, some portion of the LDC, or both?

It is my feeling that the land use code currently governing development in and around the OSU Zone is inadequate to protect our community from the harm associated with unanticipated rapid and intense development. It is the responsibility of the Council to consider the possibility of invoking a moratorium on this development allowed under ORS 197.505 and/or ORS 197.520 while the Council considers measures that would address this inadequacy.

From ORS 197.520:

(3) A moratorium not based on a shortage of public facilities under subsection (2) of this section may be justified only by a demonstration of compelling need. Such a demonstration shall be based upon reasonably available information and shall include, but need not be limited to, findings:

(a) For urban or urbanizable land:

(A) That application of existing development ordinances or regulations and other applicable law is inadequate to prevent irrevocable public harm from development in affected geographical areas;

(B) That the moratorium is sufficiently limited to ensure that a needed supply of affected housing types and the supply of commercial and industrial facilities within or in proximity to the city, county or special district are not unreasonably restricted by the adoption of the moratorium;

(C) Stating the reasons alternative methods of achieving the objectives of the moratorium are unsatisfactory;

(D) That the city, county or special district has determined that the public harm which would be caused by failure to impose a moratorium outweighs the adverse effects on other affected local governments, including shifts in demand for housing or economic development, public facilities and services and buildable lands, and the overall impact of the moratorium on population distribution; and

(E) That the city, county or special district proposing the moratorium has determined that sufficient resources are available to complete the development of needed interim or permanent changes in plans, regulations or procedures within the period of effectiveness of the moratorium.

On the Status of the Current Master Plan

The law governing development within the OSU Zone consists of the land use code Chapter 3.36. As indicated below, significant change in conditions may create the need to update the plan before the end of the planning period. The unanticipated increase in enrollment at OSU and the resulting traffic and parking impacts are significant and warrant early reconsideration of this code.

The anticipated enrollment at the time of the plan is summarized as follows:

The Oregon University System (OUS) Institutional Research Services prepares enrollment projections for all eight Oregon public universities. Below is the enrollment projection for OSU, prepared July 2003. OSU is projected to have a student population of 22,074 by the year 2015. For planning purposes, the CMP uses an enrollment projection of 22,500. (CMP P. 3-2)

Section 3.36.40.05 – Campus Master Plan Update

The CMP covers a 10- to 12-year planning period. However, if conditions change significantly or other unanticipated events occur, it may be necessary to update the CMP before the end of the planning period. An update of the CMP shall be reviewed as described in Section 3.36.40.02.b "1", through "3".

The review shall comprehensively evaluate the need to update or otherwise modify the Campus Master Plan, its policies and related traffic and parking studies, and this Chapter.

Furthermore, OSU has failed to perform the required monitoring of development since 2010. Allowing OSU to continue to develop under this code while they neglect to carry out their responsibilities, which would inform the Council and the broader community about the impacts of the development and need for mitigation, is inappropriate.

Section 3.36.90 - Campus Master Plan Monitoring

a. As a means of monitoring the implementation of the Campus Master Plan, the University shall provide the following information to the City on a yearly basis.

1. Updated tabulations of development and open space for the planning area,...
2. Updated parking utilization reports...
3. TDM Report - The TDM Report that identifies efforts and the effectiveness of those efforts undertaken by the University over the previous 12 months to reduce reliance on the single-occupant vehicle....

The Council clearly has the authority to modify its land use code and under the current conditions it is both necessary and appropriate.

On the expiration date

The primary measure of development in the OSU Zone under LDC Chapter 3.36 is the accounting of developed square footage in *Table 3.36-2 – Building Square Footage by Sector.* This accounting is the primary substantial limitation on development under the plan and code. The fact that this accounting of development includes all development after December 31, 2003 suggests that the effective beginning date of this accounting is January 1, 2004.

Ten years of development from January 1, 2004 would end December 31, 2013.

Twelve years of development from January 1, 2004 would end December 31, 2015.

Section 3.36.50.01 – Sector Development Allocation

a. Sector Development Allocation represents the gross square footage of new development allowed in each Sector, regardless of the Use Type. See Table 3.36-2 - Building Square Footage by Sector.

b. Each new development project in a Sector shall reduce that Sector's available allocation.

c. Existing and approved development as of December 31, 2003, has been included in the existing/approved development calculations and shall not reduce the Sector Development Allocation.

On Comprehensive Plan Review

The entire Comprehensive Plan is in need of review. Any partial review of the comprehensive plan should be considered alongside any intention to renew our community vision, transportation system plan, and comprehensive plan as a whole with careful attention paid to responsible use of resources.

Community Development
Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

DRAFT
CITY OF CORVALLIS
DOWNTOWN COMMISSION MINUTES
NOVEMBER 12, 2014

Present
Shelly Signs, Vice Chair
Elizabeth Foster
Mary Gallagher
John Morris
Brigetta Olson
Ken Pastega
Mike Wiener
Dan Brown, Council Liaison

Staff Present
Ken Gibb, Community Development Director
Sarah Johnson, Associate Planner
Terry Nix, Recorder

Excused
Liz White, Chair
Joe Elwood
Heidi Henry
Alan Wells

SUMMARY OF DISCUSSION

	Agenda Item	Information Only	Held for Further Review	Recommendations
I.	Call to Order			
II.	Approval of October 8, 2014, Meeting Minutes			Approved as presented.
III.	Public Comment	X		
IV.	Continued Discussion of Work Program – Focus on Downtown Zones		X	
V.	Discussion: Downtown Commission Meeting Schedule			December meeting was canceled.
VI.	Committee Reports and Commissioner Updates	X		
VII.	Updates	X		
VIII.	Other Business	X		
IX.	Adjourn			Adjourned at 7:00 p.m.

CONTENT OF DISCUSSION

I. CALL TO ORDER

Vice Chair Signs called the Corvallis Downtown Commission to order at 5:35 p.m. in the Madison Avenue Meeting Room.

II. APPROVAL OF OCTOBER 8, 2014, MEETING MINUTES

Motion: Commissioner Olson moved to approve the October 8 minutes as presented. Commissioner Morris seconded. The motion passed unanimously.

III. PUBLIC COMMENT: None.

IV. CONTINUED DISCUSSION OF WORK PROGRAM – FOCUS ON DOWNTOWN ZONES

Planner Johnson gave a PowerPoint presentation entitled "Corvallis – a Unique Approach to a Successful Downtown." She explained that staff made the presentation about downtown development economics for the Oregon Chapter of the American Planning Association, Oregon Planning Institute Conference in September, after which there was a question and answer session and good discussion.

The presentation included an overview of downtown Corvallis, noted that community plans and actions have long supported a strong downtown, and provided examples of downtown development and construction over the past few years. It noted that Corvallis residents have approved public investments downtown (examples include the Majestic Theatre and the Riverfront Commemorative Park), that large scale projects involving public financing of private development projects have generally failed, and that Corvallis has developed organically over time with a wide variety of building types and amenities in the downtown. Ongoing and future issues include maintenance of public space, 1st Street development intensity, and strategic parking investment.

Planner Johnson said staff suggests the Commission have a broader conversation about the downtown zoning standards, what they are meant to achieve, and whether this group would like to consider whether any policy review or recommendations might be warranted.

Director Gibb asked what questions or comments were received from the audience at the OPI conference. Planner Johnson said there were questions about why an urban renewal district (URD) was not successful in Corvallis; she responded that the reasons were multi-faceted but the takeaway was that there is a need to be very deliberate in establishing the URD boundary and for residents know and understand what they are paying for and what they are receiving. There were questions about how public facilities are kept clean in Corvallis; she was able to say the community and City Council had invested in that maintenance, and community volunteer groups help with maintenance in the downtown core. This funding of maintenance of public infrastructure is in contrast with the City of Bend which had a successful URD in their downtown core but stopped funding maintenance of the facilities and amenities at the sunset of the URD.

The Commission and staff had a brief discussion about the history of efforts to form an URD in Corvallis.

Commissioner Foster asked who is responsible for maintenance of tree and flower wells in front of stores. Director Gibb said those are maintained by the City; the challenge is how much the City can do in a confined budget environment, which gets back to the question of a long-term maintenance

strategy. Discussion followed regarding the importance of having programs in place for maintenance of public and private infrastructure investments.

Chair Signs said security was noted as an ongoing issue in the presentation, and the Commission has had discussions about homeless concerns. She asked if there were any updates on the issue. Commissioner Foster said she would bring a report from the DCA on that issue. Staff said they would check with the Police Department to see if there is updated information.

Commissioner Foster initiated discussion about the potential of inviting store owners and building owners to a future meeting to discuss their issues and what they see on a daily basis. Director Gibb suggested that a good time to do that might be in the spring, after the survey results have been received. The Commission could invite people in, share information from the survey, and get feedback.

Planner Johnson distributed a map of the Downtown Development Zones and Overlay Districts.
She reviewed specific standards and use types for the Central Business (CB) zone, the Riverfront (RF) zone, and the Central Business Fringe (CBF) zone, as detailed in the written materials. She said the CB zone was not revamped with the adoption of the 2006 Land Development Code and is the City's most liberal zone in terms of uses permitted. This is contrasted by the RF zone which is a newer zone developed through community efforts and included in the LDC update.

Director Gibb noted that one of the issues that has come to the Commission is whether consideration might be given to changes in the RF zone. The minimum 2.5 Floor Area Ratio (FAR) is perceived by some with development interests as difficult to make work in the RF zone. The high intensity use standards were recommended through a significant effort by this Commission's predecessor, the Riverfront Commission, and active community members who felt strongly that it was important to make the best long-term use of this limited resource. The Commission discussed the RF zone standards related to height, FAR, and parking.

Director Gibb clarified that staff is not advocating significant changes but there may be middle ground tweaks to make the standards more flexible. It is up to the Commission if they would like to take this on as a work program item.

In response to inquiries, staff explained that there is a threshold by which redevelopment in the RF zone would be considered significant enough that the developer would be required to comply with the new standards. Staff would work with the developer toward compliance with the new standards but there would be flexibility based on the specific circumstance. If someone were to tear down a building and start over, they would clearly be subjected to the new standards.

Planner Johnson noted that the CBF zone permits many of the commercial uses that are permitted in the CB zone but also recognizes the historic residential character of the area. It was agreed that whether or not to expand the CBF to areas to the south of the downtown core would be a good future discussion item.

Discussion followed regarding potential development of alleyways. Planner Johnson noted that a subcommittee of this Commission previously partnered with a nonprofit organization to seek grant funding to hire a consultant to do a feasibility study related to alley development. Unfortunately, the nonprofit went through an upheaval, the partnership was lost, and the action item fell by the wayside. This item could be discussed further and potentially readdressed in the future.
It was agreed that continued discussion of the downtown zones would be included on the next agenda. There was discussion and general agreement that former members of the Riverfront

Commission and the broader community would be invited to discuss the issue. Staff noted that any recommended changes would go to the Planning Commission and then to the City Council.

V. DISCUSSION: DOWNTOWN COMMISSION MEETING SCHEDULE

Director Gibb said the Commission had a discussion at the last meeting about the Public Participation Task Force (PPTF) recommendations, during which there was also discussion about the Downtown Commission meeting schedule and the potential that the Commission could meet less frequently, perhaps every other month or only in specific months. The staff memorandum lays out some of the pros and cons of a reduced meeting schedule. This is an opportunity for discussion and direction from the Commission.

Commissioner Foster said she would like to continue the regular monthly meetings; she feels it would be confusing to meet some months and not others.

Commissioner Weiner said he likes knowing the meeting dates ahead so he can schedule accordingly; he would support having 8-10 meetings per year as long as they were scheduled ahead of time.

Following discussion, it was agreed that the December meeting would be cancelled because that is a traditionally slow month, and that staff would provide a schedule of meeting dates for the coming year. It was further agreed that staff will work with the Chair on an ongoing basis and try to give early notice if a meeting is likely to be canceled.

VI. COMMITTEE REPORTS AND OTHER COMMISSIONER UPDATES

In response to inquiries from the Commission, Commissioner Gallagher provided a brief update on fund raising efforts for the Historical Museum.

VII. UPDATES

Community Development Update

PPTF Recommendation Update: Director Gibb drew attention to a memo from the Downtown Commission and Parking Committee Chairs to the City Council regarding the Public Participation Task Force (PPTF) Boards and Commissions recommendation. The memo was prepared based on discussions of the Commission and Committee at previous meetings.

Downtown Survey Timeline: Director Gibb said staff had worked with a professor of OSU's Business to Business program with the hope that student help on the downtown survey would be available this fall. That hasn't happened, and it appears that a more realistic timeframe for this project would be next spring.

Parking Utilization Study: Director Gibb noted the Commission's previous suggestion that more frequent work be done on parking utilization. He has had a conversation with the Public Works Director about funding that work. Ideas are to potentially combine the work with the downtown survey and to do some work in the OSU neighborhoods this spring. Community Development and Public Works staff will continue to work on this issue.

VIII. OTHER BUSINESS: None.

IX. ADJOURN: The meeting was adjourned at 7:00 p.m.

CITY OF CORVALLIS
ECONOMIC DEVELOPMENT ADVISORY BOARD
Minutes – December 15, 2014

Present
Skip Rung, Chair
Pat Lampton
Jay Dixon
Elizabeth French
Jason Bradford
Nick Fowler
Brian Wall
Biff Traber, Council Liaison

Staff
Tom Nelson, Economic Development Manager
Amy Jauron, Economic Development Officer
Terry Nix, Recorder

Absent
Ann Buchele (excused)
Tim Weber (excused)

SUMMARY OF DISCUSSION

	Agenda Item	Summary of Recommendations/Actions
I.	Call to Order	
II.	Approval of November 10, 2014 Minutes	Approved as presented
III.	Visitor Comments	None
IV.	Strategy/Business Activity Reports	Information
V.	Strategy Update	Discussion
VI.	Other Business	Information
VII.	Future Agenda Items	Economic Development Strategy Update; Recommendation to City Council regarding Council Goals
VIII.	Adjournment	Adjourned at 5:06 p.m.
IX.	Next Meeting	January 12, 2015, Madison Avenue Meeting Room, 500 SW Madison

CONTENT OF DISCUSSION

I. CALL TO ORDER

Chair Rung called the meeting of the Economic Development Advisory Board (EDAB) to order at 3:00 p.m. at the Madison Avenue Meeting Room, 500 SW Madison Avenue.

II. APPROVAL OF NOVEMBER 10, 2014 MINUTES

Motion: Mr. Dixon moved to approve the minutes as presented. Mr. Lampton seconded. The motion passed unanimously, with Ms. French abstaining.

III. VISITOR COMMENTS: None.

IV. STRATEGY/BUSINESS ACTIVITY REPORTS

Economic Development Officer Jauron reviewed her business visitations. She asked that EDAB members contact her with any suggestions of businesses that could be added to the list for future visits.

Ms. Jauron said VDOS Global was one of four applications approved by the FAA to fly commercial drones. Staff has been working closely with VDOS as outlined in the staff memo, including assisting them in getting a grant from Business Oregon which enabled them to build a new website. Discussion followed regarding the need to be able to provide services which allow for the retention and growth of companies such as this.

Mr. Nelson announced that Ms. Jauron has been recognized by the International Economic Development Council in their list of Top 40 under 40. Advisory Board members congratulated Ms. Jauron for her excellent work which led to this recognition.

Mr. Nelson reviewed the Monthly Business Activity and Metrics Report.

Ms. French referred to the annual report from staff to Business Oregon regarding the Benton Corvallis Enterprise Zone which, she said, reflects how effective this relatively new tool has been. She felt it was important that the information be presented to the City Council and County Commissioners. Staff said the information had been presented to the County Commissioners and would be presented to the City Council at the next opportunity.

V. STRATEGY UPDATE – INITIAL AND DRAFT UPDATE

Chair Rung noted that the focus of the last few meetings has been review and update of the Corvallis Economic Development Strategy. He would like to have the update completed by the end of the January meeting.

Economic Development Manager Nelson reviewed the most recent draft document with changes based on past discussion by the EDAB, as well as editing and formatting changes made by a professional writer whose time was donated by CH2M Hill. There was general approval of the new format.

The following comments and suggestions were made during further review:

<u>Executive Summary</u>

- There are opportunities throughout the document to note Benton County's contributions. The last sentence of the third paragraph under Background is one example where Benton County could be listed along with the City.
- The Update under Goal 1: Support Innovation and Startups needs additional explanation and context. The resounding success with Goal 1 should be called out.
- The Update under Goal 3: Leverage Local Assets should include information about the

results and successes of the Enterprise Zone.

- In general, the Updates should communicate the most significant successes under each of the Goals, using examples where appropriate.
- The Strategies should be more forward-looking, describing gaps and next steps.
- Strategies for 2015 include transportation, next stage capital, and services infrastructure.
- The Goals Updates might be a better place to communicate successes and what has been accomplished to date.

Introduction

- The first paragraph in this section was suggested by the editor to describe the context in which the information is being shared. It should be italicized to set it off from the remainder of the text.
- The Introduction could include a closing sentence which states that the document includes an explanation of the strategies used to date, as well as goals and new areas of focus for the coming years.

Corvallis Economic Landscape – At a Crossroads

- The first sentence should be revised as follows: The future Corvallis can be a first-tier innovation center and an excellent location for innovative businesses from all industries.
- It should be made clear that the goal is to drive the entire business community including traded sector and local businesses, and that the focus on traded sector is intended to build a foundation which supports and fosters local economic activity.
- The opening under Recent Economic Performance should include additional information on the Milken Report to provide perspective.
- The unemployment numbers cited should be based on a 15-year average or some other solid number.
- It may be worthwhile to call out the change in employment data under local government. If the change is due to a shortfall in financial resources, it could be explained that new investment and growing the tax base is the only way to improve that situation.
- Table 1 could be revised to capture the increase each year over the prior year.
- In Figure 4, there is a large jump between 2014 and 2015 that needs to be explained.
- Figure 5 should be removed and replaced with a sentence explaining the impact of the HP values.
- Under Conclusions, it should be clarified that Oregon State University and Samaritan Health Systems do not contribute to the tax base.

Goals

- Minor editorial and wording changes were suggested.
- Stage 2 Company should be defined in the footnotes using language similar to that used to describe a gazelle company. One such definition can be found at Investopedia.com.
- The original intent was that the Economic Development Officer would focus on networking with startups as well as establishing a more permanent relationship with the biggest companies. There has been a resounding success in networking with startups; however, there hasn't been much discussion about the Top 20. The EDO could potentially serve as a contact point and facilitate meetings between the largest employers and City management. This could be addressed as a gap.
- The bullet point that reads "B-round funding is in shortfall" needs to be expanded upon and relocated under Support Innovation and Startups. The point to be communicated is that while resident capital has done a lot to seed A-round funding, next stage funding

has to come from other sources.

2015 Strategies

- The Strategies are watered down by their number. They should be tightened up and focused, getting down to three or four items to be worked on over the coming year.
- It should be communicated that while there has been improvement and progress, everything that has been done to date requires continued focus. Because the companies that have been supported are at a different stage of development, there are also additional demands.

Mr. Nelson said staff will make changes to the document based on the discussion. There was general agreement that the group would provide feedback and make progress by email over the next month and try to finalize the Strategy update at the next meeting.

VI. OTHER BUSINESS

Chair Rung said the January meeting will include a discussion and recommendation to the City Council related to Council Goals. He said the gaps identified in the previous discussion (physical space, next stage capital and transportation) could feed into the recommendation.

Brief discussion followed regarding the Council Goal-setting process, other potential competing goals that Council may be considering, and potential goals related to economic development that could be forwarded for consideration. It was noted that the City will likely be updating its Vision Statement and Comprehensive Plan, and that it will be important for this group to be engaged in those processes.

VII. FUTURE AGENDA ITEMS

The next meeting will include further review of the Economic Development Strategy Update, as well as a discussion and recommendation on to the City Council regarding Council Goals.

VIII. ADJOURNMENT

The meeting was adjourned at 5:06 p.m.

IX. NEXT MEETING

The next meeting will be held on January 12, 2015, 3:00 p.m., in the Madison Avenue Meeting Room, 500 SW Madison Avenue.

Draft
Subject to review & HCDAB approval

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD
MINUTES
December 17, 2014

Present
Judy Gibson, Chair
David McCarthy, Vice Chair
Dave Henderer
Kenny Lowe
Gerry Perrone

Absent
Kara Brausen
Ed Fortmiller
Gary Hamilton
Roger Lizut, Planning Commission Liaison
Dan Brown, City Council Liaison

Staff
Kent Weiss
Joe DeMarzo
Terri Heine

SUMMARY OF DISCUSSION

Agenda Item	Action/Recommendation
I. Consideration & Approval: HCDC Draft Minutes of November 19, 2014	Approved
II. Status: Loan Funds & Recent Rehab Loans	Information Only
III. Closing of Parent Enhancement Program	Recommendation
IV. City Housing Assistance Data: FY 00-01 through FY 13-14	Information Only
V. Status of Jackson Street Youth Shelter Fund Raising Efforts	Information Only
VI. Slides of the Home Life Fillmore Four-plex Housing Project	Presentation
VII. Other Business: February Meeting Dates	Information Only

CONTENT OF DISCUSSION

I. Consideration & Approval: HCDC Draft Minutes of November 19, 2014

Chair Gibson opened the meeting, asking for consideration of the HCDC draft minutes of November 19, 2014. The minutes were approved unanimously.

II. Loan Funds and Recent Rehab Loans

Housing Program Specialist DeMarzo noted that no new owner rehab loans have closed since the last meeting, adding that several are in the application/review process. Regarding First Time Home Buyer (FTB) loans, DeMarzo noted that none have closed since the last meeting.

III. Closing of Parent Enhancement Program

Weiss directed Board members to copies of a memo included in their packet regarding the cessation of operation of the Parent Enhancement Program (PEP), noting that a letter from Marc Vomocil, PEP's Board President, was also attached. The letter was written to inform the City that PEP will close its doors on December 31, 2014. Weiss noted that this is of concern to the City as a commitment of $10,000 in Human Services Fund (HSF) support was provided for the current fiscal year.

Continuing, Weiss noted that although operations will continue through the end of December, PEP's final invoice for HSF funds covered services delivered through the end of November. They will not invoice the City for December services. To date, $4,167 has been paid to PEP from the award, leaving a balance of $5,833 that will not be released. Board member Brausen asked during the November meeting whether the remaining funds would be reallocated to other agencies. Weiss noted that that option does exist, and would be put in place by executing agreement modification documents with the other agencies whose allocations would be increased through a reallocation.

Weiss provided an overview of the table included in the memo that summarizes the amount of HSF funding that has been released to each agency (excluding PEP) through the first five months of the fiscal year. Three of the five agencies are up-to-date requesting their funding. The Corvallis Daytime Drop-in Center has not yet submitted an invoice for FY 14-15. Although the Corvallis Homeless Shelter Coalition (CHSC) just began providing their winter shelter services on November 1st, they have not yet submitted an invoice. Concluding, Weiss noted that staff is looking for a recommendation from the HCDAB regarding whether to reallocate PEP's unused funds to another agency or agencies.

A discussion followed regarding splitting the unused funds evenly across the remaining five agencies. After considering staff's time to process agreement modification documents and taking into account that the additional monthly amount that each agency would receive would be approximately $200, it was considered whether to split the unused funds between the CDDC and CHSC. Because those two agencies have not yet submitted invoices for reimbursement, this suggestion did not move forward. Board member Henderer then moved, with Board member Perrone's second, to recommend not reallocating PEP's remaining funds to other HSF

agencies and to instead roll the unused funding into the City's rehabilitation or First Time Home Buyer loan programs. The motion passed unanimously.

IV. City Housing Assistance Data: FY 00-01 through FY 13-14

Weiss directed Board members to copies of a memo and spreadsheet included in their packet regarding City housing assistance data. He noted that the spreadsheet reflects the City's investments of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds, as well as local revolving loan fund resources, over the last fourteen years. Weiss noted that the period covered represents the time frame in which the City has operated as a CDBG entitlement community, adding that the City has been a HOME program participating jurisdiction for thirteen years. Staff is providing this data following Board member Lizut's suggestion during prior meetings that staff get the word out about the City's many affordable housing activities and accomplishments throughout the last several years.

Beginning an overview of the data, Weiss noted that during the last 14 years the City has provided assistance in support of 354 new affordable housing opportunities. These consist of 202 First Time Home Buyer (FTB) down payment assistance loans totaling $1,749,660, and 152 new housing units were acquired or built through an investment of $5,894,402 to non-profit developers. The 354 new housing opportunities realized through the past 14 years consist of a total investment of $7,644,062. The annual averages for City-assisted new affordable housing opportunities are as follows:

FTB	14 loans	$124,976
Buy/Build	11 units	$421,029
Total	25 units	$546,004

Regarding housing units rehabbed/maintained, the City has provided assistance for 533 units overall. This includes an investment of $2,473,852 for the rehabilitation of 95 owner-occupied homes, and $1,739,930 to rehab 438 multi-family, group home, and other units. The total invested in the rehab of 533 units over 14 years is $4,213,782. The annual averages for rehabbed/maintained units are as follows:

Homeowner	7 units	$176,704
Multi-family/other	31 units	$124,281
Total	38 units	$300,984

Assistance for housing opportunities and rehabilitation from FY 00-01 through FY 13-14 total 887 units, with a total investment of $11,857.44. The overall annual average totals 63 units assisted and $846,989 invested.

Concluding, Weiss summarized the key 14-year outcomes including:

- 202 down payment loans provided and a total of $1,749,660 loaned for an average of $8,662 per loan (and per unit);

- 152 newly constructed or acquired units (owner- and renter-occupied) assisted and a total of $5,894,402 in grants/loans provided for an average of $38,779 per unit;
- 95 homeowner units assisted with $2,473,852 in rehabilitation loans for an average of $26,041 per unit;
- 438 renter units assisted with rehabilitation funding totaling $1,739,930 for an average of $3,972 per unit;
- A total of 887 affordable housing opportunities were created or rehabbed with a total of $11,857,844 in loans and grants provided, for an average of $13,368 per unit.

Weiss noted that staff is looking for suggestions from the HCDAB on how to best package and communicate the data and inform the public of these accomplishments. Vice Chair McCarthy suggested having an audio-visual display in a downtown store front where recipients of funding were interviewed about how the City's assistance changed their lives. Weiss noted that this concept may also work as a program on Corvallis Government Television's cable channel 21. Board member Lowe noted that the delivery of the information will likely need to take different forms depending on the target groups it is being presented to. Vice Chair McCarthy suggested advertising the City's loan programs on the inside of transit buses. Board member Henderer suggested that along with advertising the number of units assisted throughout the years, it may also be helpful to include statistics showing the number of bathrooms remodeled, new roofs installed, windows replaced, etc., as well as noting the work that has been done to improve accessibility so that people can remain in their homes longer. He also suggested that social media, such as YouTube, be used to showcase the City's programs and accomplishments. Weiss noted that it is anticipated that the process of hiring a Public Information Officer will begin again following the hiring of the new City Manager, and that this position should be very helpful to this effort. Chair Gibson noted that a story in the Gazette-Times would be a good way to get the word out to a greater population of residents in the community. Board member Henderer agreed, noting that it may be beneficial to ask a reporter to sit in on a HCDAB meeting, and to talk with staff during the different phases of working with a customer during their rehab project. Board member Lowe noted that it may be helpful to also provide information about the City's loan programs to the social service agencies in town that serve clients that may benefit from those programs.

Weiss thanked the Board members for their many ideas and suggestions, noting that staff will also work on distributing information through the City's resources such as the web site, newsletter, and the Community Development annual report. He added that working with the Gazette Times and providing information to local social service agencies are also ideas that could be initiated soon.

V. Jackson Street Youth Shelter Fundraising Progress

Weiss reminded Board members that $75,000 in CDBG funding was awarded to the Jackson Street Youth Shelter (JSYS) during the FY 14-15 allocation cycle, with the requirement that until they are ready to proceed, they provide frequent updates on their fund raising progress. He then directed Board members to a report from the JSYS included in their packet, noting that since last month's HCDAB meeting, the agency has received a $23,500 commitment from an unnamed donor, leaving $31,500 left to raise. Weiss noted that JSYS has informed staff of

another development as of yesterday: a second unnamed donor is the current owner of the home, who may reduce the price of the home to the amount that JSYS has already raised. If this occurs, it is anticipated that JSYS will be able to purchase the home sometime in January 2015.

VI. Slides of the Home Life Fillmore Four-plex Housing Project

DeMarzo began his slideshow presentation of the Home Life Fillmore Four-plex housing project by providing a brief history of how the project originated. He noted that the new two-story group home is located at 25th Street and Fillmore Avenue and consists of two 2-bedroom wheelchair accessible ground floor units and two 2-bedroom upper story units. The residents are primarily Home Life clients who have the ability to live independently but with the agency's supportive services.

Continuing, DeMarzo noted that an older home was demolished on the lot at the intersection, and construction of the group home began in July 2013. The building required extensive foundation work, with issues to consider in regard to storm water runoff and the height of the grade relative to the curb. Once the foundation work was completed, the framing work began and was well underway in October 2013. Explaining a series of slides, DeMarzo noted the sprinkler system throughout the building, as well as the refrigerant lines serving the ductless mini splits in each unit.

By January 14, 2014, the entire building was dried in which allowed work to begin on the inside of the units. Quality work can be found in the kitchens and bathrooms, including accessible accommodations in the ground floor units. The outside of the home includes stairs to the upper floor, as well as balconies over the carport area and one of the units. The driveway was built to allow van accessibility so that residents in wheelchairs can go directly from their transport to their door. There is also a wheelchair accessible entry located on the rear of the home.

DeMarzo noted that there was a grand opening ceremony for the group home on April 24, 2014, adding that the residents were very emotional and delighted with their new homes. He then read an excerpt from Home Life's summer 2014 newsletter noting that the final unit was filled in July and the eight residents are already becoming a close-knit community. Home Life then thanked all of their funders including the City of Corvallis, for helping the Four-plex residents' dreams come true.

VII. Other Business: February Meeting Dates

Weiss noted that the agency proposal presentations for FY 15-16 CDBG and HOME funding will be held again in the Madison Avenue Meeting Room (MAMR). Because the dates and times that Council sub-committees will be meeting will be established after the new Council is seated in early January, it is not yet known when the MAMR will be available for HCDAB's evening meetings in February. Weiss noted that staff will inform Board members of the February meeting dates and times as soon as they are established.

There being no further business, the meeting was adjourned at 1:05 p.m.

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CITY OF CORVALLIS
MINUTES OF THE PARKS, NATURAL AREAS AND RECREATION ADVISORY BOARD
DECEMBER 18, 2014

Attendance
Lynda Wolfenbarger, Vice-Chair
Ralph Alig
Tatiana Dierwechter
Phillip Hays
Michael Mayes
Deb Rose
Jon Soule
Anthony Stumbo
Marc Vomocil
Joel Hirsch, City Council Liaison
Kevin Bogotin, 509-J District Liaison

Absent/Excused
Simone Frei

Staff
Karen Emery, Director
Jude Geist, Parks Operations Supervisor
James Mellein, Osborn Aquatics Supervisor
Jackie Rochefort, Park Planner
Mark Lindgren, Recorder

Guests
Dean Codo
Jan Weir
Scott Carroll
Trevor Griesmeyer
Arlene Merems
Nance Keisling

SUMMARY OF DISCUSSION

	Agenda Item	Summary of Recommendations
III.	Approval of Meeting Minutes – October 16, 2014	November 20, 2014 minutes approved as presented.
IV.	Visitors' Propositions	
V.	Pump Track Proposal	Motion passed to recommend to the City Council that the pump track project be accepted into the CIP for FY15-16.
VI.	Dog Subcommittee Update	Motion passed that PNARAB accept the dog committee December 18, 2014 recommendations as presented.
VII.	Cost Recovery Review FY 13-14	
VIII.	Board Member Reports	
IX.	Staff Report	
X.	Council Liaison Report	
XI.	Adjournment	The next regular meeting will be held January 15, 2015 at 6:30 p.m., at the Downtown Fire station meeting room.

CONTENT OF DISCUSSION

I. CALL TO ORDER.

Vice-Chair Lynda Wolfenbarger called the meeting of the Parks, Natural Areas and Recreation Board to order at 6:30 p.m. Director Emery said there would be two opportunities for Visitors' Propositions; one for non-dog concerns and one after the dog committee update.

III. INTRODUCTIONS.

III. APPROVAL OF MEETING MINUTES: NOVEMBER 20, 2014

Phil Hays moved and Deb Rose seconded to approve the November 20, 2014 minutes as presented; motion passed.

IV. VISITORS' PROPOSITIONS. Given during Agenda Item VI.

V. PUMP TRACK PROPOSAL.

Park Planner Jackie Rochefort said the pump track proposal was to add a new facility to the Capital Improvement Plan (CIP). An organized group of proponents have been meeting with staff for some time regarding developing a pump track course in Corvallis. Pump track is becoming a very popular sport for users of all ages; riders use the momentum of their bodies to propel themselves forward on the undulating track. There have been discussions on track materials and construction, maintenance and potential locations. Previous discussions focused on dirt track construction, but the approach under consideration now is to purchase a prefabricated pump track made of steel and no-slip composite material, which can be anchored and occupies about 200 square feet of space. It would be comparable to buying a piece of playground equipment.

Discussions on potential sites narrowed it down to four main options. One potential site is Village Green Park, classified as a community park. It has space available and is along a bike path and across the street from a middle school. There would be on street parking as well as non-motorized access, and it would serve the nearby middle-school children. Overall, it was felt to be a good location.

Martin Luther King, Jr. Park is a community park and natural area. There are constraints associated with the natural features and other uses. Porter Park is a neighborhood park and a pump track wouldn't fit within the menu of options for a neighborhood park. South Riverfront/Shawala Point is a potential site, but the area has many other interests that will be considered through a Master Plan process; also, the project would need a Willamette River Greenway Permit. Staff recommended Village Green Park as the best site option and seeks the boards advice on the project.

Rochefort related that staff got product details from a sole-source pump track vendor, Progressive Bike Ramps (PBR). The closest installation of a pre-fabricated track staff could locate was in Lewiston, Idaho (it was just purchased in October and won't be installed until spring). There will be a trails conference in Portland in spring and PBR will have a booth there, with a pump track set up. She displayed details and a short video on the sport and the product from PBR. She said PBR's "Blacksmith" series seemed the most appropriate. If the department chooses to go forward with it, it needs to be added to the CIP. If it takes 200 square feet, she'd like to allocate roughly 300 square feet, so that if it is popular, it could be expanded.

She said the proponent's group was named Team Dirt. If the project is approved for the CIP, the group has offered to raise funds and perform maintenance, if needed. While the department's CIP

has already been submitted and adopted, staff could walk it in to the Budget Commission in April. If Team Dirt feels it is ready financially, it could be included in the upcoming fiscal year; if not, it would have to be at least one year or more out in the CIP.

Phil Hays asked about potential dangers of the narrow (3') track's sheer sides, especially to kids. He noted that the dirt version doesn't have sharp edges. Rochefort noted the highest points were 3' off the ground, which is what would typically be found in playground structures and would not be a problem.

Scott Carroll distributed materials to the board. He said the pump tracks come in various price points and sizes, and can be expanded, if desired, since the pieces are interchangeable. He highlighted the track's use in another community, where it was moved to different locations in the community on a quarterly basis and set up in different configurations. He noted that any type of wheeled device worked on it, such as scooters or skateboards. That is an advantage of the composite construction, since non-bike devices wouldn't work on an earthen pump track.

Carroll stated that once the project is approved for the City Council, Team Dirt would start raising funds for the entry $35,000 Blacksmith version. When further funds are raised, the facility could be modified and expanded up to a $128,000 "Grand Prix" version. He said the vendor's website shows where they are installed around the US. He highlighted an article in the packet that describes it as an up and coming sport. He noted the tracks occupy a fairly small space, and so some city parks systems elsewhere simply consider them as just another site element, such as a playground.

Emery noted that Team Dirt has stated that no City General Funds would be needed. She said the board is being asked for a recommendation on whether or not to add it to the CIP; either the upcoming fiscal year or an out year within the next five years. Rochefort said that while she was initially concerned about whether the dirt track version would withstand heavy rains, this proposed version is closer to a playground equipment concept, and she was confident in the concept. Serving the youth target group was another big plus.

Hays asked how many pump tracks were installed in Oregon. Trevor Griesmeyer replied that there were dirt pump tracks in Portland, Bend, and Oak Ridge, and they've held up well over many years. Carroll estimated that there were less than ten in Oregon. The pump tracks he was familiar with in UK and Wales were all dirt, sometimes covered in a high-sand concrete, with asphalt berms, and they'd held up well to heavy rains.

509-J School District Liaison Kevin Bogatin asked how much had been raised so far; Carroll replied that he'd only raised several thousand, but there was much interest. Emery explained that proponents were asked not to raise funds before it became part of the CIP. Carroll said the goal was to raise at least enough money for the entry level track by the time the item is walked in to the Budget Commission in March or April, with construction starting around April, and the track completed this summer. Bogatin said that activities for children were seriously lacking, and he advocated for the project.

Hays said that it would add to the park system, and would increase the variety of use for parks, though he still had concerns about kids falling off it. Emery said staff could do due diligence and contact other cities with similar pump tracks, and ask for feedback on accident reports. She said that as a point of comparison, the department checks with the Fire Department annually on the

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number of accidents for the skate park, and there are generally one or less accidents reported per year.

Tatiana Dierwechter said the potential expandability was an asset for the project model, since it could be easily made larger based on the interest, funding, and capacity over time. It can easily be a pilot project and see how it goes, getting feedback, and working out issues. Rochefort asked about the number of members of Team Dirt. Carroll estimated that there were 60-70 official members, but there was also wider support from the biking community. Trevor Griesmeyer related that there has been there was tremendous support from the biking community for a construction of a current trail system project at Alsea Falls, with dozens of volunteers. He expected that the amount of support would be much greater for a project in Corvallis itself. He said there were ways to mitigate safety issues, such as building up soil around the edges to lessen falls, and landscaping can make them very attractive. Emery highlighted a letter of support submitted by Jason Seivers.

Ralph Alig asked if it required supervision; Carroll replied that it was comparable to a piece of playground equipment. Vomocil asked if private landowners had been approached; Carroll replied that they had not. He added that since they are so small, he's read about many school districts installing them. Vomocil explained that he was in support, but since the tracks have such a small footprint, there is the potential to install them in additional private locations, as well. Rochefort noted that the board didn't have to specify a site location.

Vomocil moved to recommend to the City Council that the pump track project be accepted into the CIP for FY15-16; Anthony Stumbo seconded. Motion passed.

VI. DOG SUBCOMMITTEE UPDATE.

Ralph Alig related the board's dog committee was reactivated this fall (it was active in 2011) in response to visitors' propositions regarding confrontations and conflicts involving dog owners and other park users with and without dogs, and frequent observed non-compliance of dog owners with City ordinances regarding leash use and dog waste removal. There was also testimony that some citizens were no longer using parks due to dog owner behavior.

Alig stated that the goal of the committee recommendations to the board and the City Council was to seek community-wide compliance with existing laws and codes regarding dogs and parks. The goal was to be implemented via four main objectives. The first was for effective notification to residents and park users, via improved signage, brochures, and website information. The second was for broad-based collaboration of agencies, business, organizations, and neighborhood associations (including WDOG, pet stores, vet clinics, etc.) to inform the public. This could include improving and coordinating signage in overlapping jurisdictions, such as the Green Belt Land Trust and Benton County.

The third was to heighten interest and expectations by staff and collaborating partners that current unlawful human behaviors in parks need to be reduced. The fourth is to promote enforcement in ways that will improve general compliance. He said that this could include opportunities for using a flextime schedule or increasing time for the Animal Control Officer.

Alig noted that five of nine dog committee members were present tonight. It had four meetings this fall, the last one earlier this month. The group visited the Bald Hill Natural Area and the

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Crystal Lake Boat Ramp, the two areas recognized as having the most frequent conflicts between dog owners and other park users.

He highlighted testimony in the packet from Amy and Tom Roy expressing their concern about converting a portion of Porter Park to off-leash dog use, as had been proposed this fall by some dog owners. He said that former Chair Betty Griffiths spearheaded production on two dog brochures; they are currently being refined by the committee and will be reviewed by the full committee and external experts over the next month. The dog committee researched practices of other communities and discussed strategies with some officials in other communities. They found much higher compliance in Fort Collins, Colorado following funding for expanded enforcement.

Alig stated that the committee included members with a wide diversity of views on dogs in parks, expected behavior of dog owners in parks, acceptance of laws on behavior of dogs in City parks, and reflecting different stakeholder interests. There was not consensus reached on all recommendations; he said Supervisor Jude Geist would relate minority viewpoints.

The committee is proposing an adaptive management approach, so the department may make mid-course changes as warranted. There are sixteen recommendations designated as being high, medium or low levels of priority. There are no changes from existing policies.

Supervisor Jude Geist stated that if the board chooses to move on the recommendations, staff will do its best to move forward, given available staff time and resources. However, realistically, there is probably not staff time and funds to address them all. He said the committee and staff spent a lot of time on the recommendations. Vice-Chair Wolfenbarger suggested that Geist point out recommendations where there was substantial lack of consensus.

Geist highlighted recommendation #4 for Parks and Recreation staff to develop social media, website and printed materials in order to provide members of the public opportunities to report park experiences to staff. While there was generally agreement, some had concerns to clarify that the intent of feedback is that it not be public feedback, it is to staff, and is not intended to be a public forum.

Recommendation #5 was for staff to develop a plan with Police for encouragement, warnings, and enforcement of leash laws at Crystal Lake Boat Ramp and parking lot and the Bald Hill Natural Area. There was a minority opinion that staff should only focus on highest use areas at Bald Hill, such as the parking lot and multimodal path. Geist expected the objective to change to small, focused areas after staff explore further with the police what their abilities are.

Recommendation #13 was for staff to assist the outreach efforts of “dog interested groups” to inform dog owners of park rules, regulations and etiquette. He related that one member preferred the original “dog oriented groups” phrase. Geist stated that the intent is to work with outside groups to more effectively get the message out to more users.

Recommendation #15 (mis-numbered on the handout) is to review all the recommendations periodically in order to determine how they’re working and whether change was needed.

Geist related that there was a lot of work on crafting recommendation #6, for Parks and Recreation staff to consult with (but not limited to) partners such as Corvallis Public Works Stormwater, and Benton County Soil and Water Conservation District, to research potential

impacts on waterways in City Parks from disruption by dogs. If warranted from those discussions, staff would take needed action to protect the waterways. The biggest concern was that it should look at broader impacts, not just dogs, on waterways; however, Geist felt that that would make it too big to tackle, so he re-wrote it with Director Emery to try to better capture the intent of the item. He related that there was no clear consensus on the rewrite. He related that some said that dog impacts needed to be seen in context with bigger stream impacts, such as agricultural chemicals washing into streams and urban stormwater runoff. Wolfenbarger said the focus in the recommendations was on dogs, so it seemed appropriate to keep narrow focus on dog impacts.

Vomocil moved that PNARAB accept the dog committee December 18, 2014 recommendations as presented; Hays seconded. Wolfenbarger asked whether to add a friendly amendment to proceed as resources were available; several members did not feel it needed to be added. Wolfenbarger sought public input before the vote was taken.

Jan Weir asked what the phrase "as resources become available" meant. Wolfenbarger replied that one example included working on signage, as staff time allowed; many signs will be modified. Geist added no more resources will be added from the City; there is a set number of staff to work on projects and a dedicated amount of departmental funds. This is an important issue, but only one of many. However, the use of available existing resources also includes bringing in outside groups to help get the word out to the wider community. The first brochures didn't have a good way to get distributed. Weir stated that she was a professional graphic designer, and volunteered her help.

Dean Codo related that at the previous November 20, 2014 board meeting, Nance Keisling had stated on the record that he had complained that though he'd been present at all the dog committee meetings, that he'd had nothing to do with the production of the dog brochure. In fact, though committee members spoke about the brochure during meetings, the brochure was created after the committee had stopped meeting, without members having a chance to review or comment on it.

He highlighted a newspaper clipping on Ability Day for people with Disabilities and asked if that would happen again. He related that he'd stepped in dog feces the last time he launched at Crystal Lake Boat Ramp, and noted that that material washes into the river. He said that he proposed using flextime for the Animal Control Officer, not additional time. He related that two people he knew were bitten by dogs two weeks ago; neither cases were reported. He said loose dogs were stressful to park users. He said that neither signs nor education changed behavior; enforcement does.

Arlene Merems distributed copies of her testimony to the board. She thanked Jude Geist for his work with the dog committee and how he respectfully collated the diverse opinions. She noted that the committee only just finished its recommendations recently, and members had had to react to what was already written. There wasn't enough time to deal with all the many recommendations at the last meeting and not all of the agreed-upon recommended edits got incorporated.

Regarding recommendation #4, she saw the value, but it was already mostly covered under #3. She expressed concern that social media would be used to vent grievances and exchange mean-spirited banter with anonymity and that it would be impossible to gauge the validity of comments. Regarding recommendation #5, the discussion's focus was on hot spot areas, such as the parking

lot and the boat ramp at Crystal Lake Boat Ramp, not the trails, and the parking lot and multimodal paved path at Bald Hill Natural Area. Given limited enforcement resources, that will help focus enforcement. The soft trail at Bald Hill is actually under jurisdiction of the County easement and the Greenbelt Land Trust and out of the City's authority anyway.

She said recommendation #6 was challenging, and the updated draft was an improvement, but there were still troubling aspects, such as unsubstantiated language regarding dogs and owners causing excessive destruction to streams. It doesn't account for other impacts to streams in addition to dogs, and doesn't consider the spatial scale at which impacts occur to streams. She related that a colleague at Oregon Fish and Wildlife, biologist Karen Hans of the South Willamette Watershed District, felt that small scale disturbances from dogs do not adversely impact stream health (or specifically, lampreys) and that the greatest threat is agricultural runoff, rural septic system leakage of high levels of *e. coli*, and runoff of herbicide from lawns and pavements. She related that an email from Iris Benson, Stormwater Program Specialist to Dave Eckert stated that she was not sure, or overly concerned about the level of contribution dogs were having on streams and noted additional impacts from homeless camps and people dumping cat litter and household waste.

Regarding scale, she noted that Dave Eckert in August to PNARB cited the Stormwater Master Plan. She said the Plan states that "public access shall be allowed along stream corridors only if it does not impact the properly functioning condition of the streams". However, her reading of the language is that it reflects the agencies' concern for the overall health and functionality of the stream, and the functionality is scale-dependent. All disturbance is not bad (if that were the case, we would not allow the harvest of natural resources at all). It is unlikely that humans and dogs with minimal access to a few linear feet at a few access points are significantly disturbing the ecological integrity of the waterway. Regarding Dixon Creek, if it is found there is significant impact, then further assessment and restoration is justified. However, it is irresponsible to claim that dogs at small scale access points are contributing to deterioration; we need to be clear on the scale of impacts and acknowledge the other impacts, though they don't have to be assessed. She recommended adding to the second sentence in recommendation #6 "..impacting the properly functioning condition of the streams".

Nance Keisling stated she represented the Willamette Dog Owners Group (WDOG) and served on the previous and current dog committee. She said there were two dog brochures. The 2011 brochures were a product of the dog subcommittee at the time, including Stewart Wershow, Jeff Ordway, Betty Griffiths, Linda Johansen, Dean Codo and herself. Griffiths took the lead on the brochures, which were a combination of items from many sources, including other similar brochures from other jurisdictions, with the committee selecting what they felt was the best information. Those drafts were distributed by email to all committee members for comment. However, the committee members were not professionals, and the committee recently sent out brochures for additional feedback and review by a dog trainer, an animal behaviorist, and veterinarians. Outreach material should be based on solid, fact-based information, presented clearly. She expected a final draft incorporating revisions in January 2015.

She related that during her Crystal Lake area walkthrough with Alig, he was struck many times that he wasn't sure whether they were in an off-leash area or not. They found that signs were missing or confusing, leading to confusion among park users, and even police are not confident enough to be able to issue citations sometimes, and that needs to be addressed.

She said it was not clear from Dean Codo's comment regarding two people being bitten by dogs where they were bitten. She added that school grounds were not City parks and were outside the scope of board's discussion.

Director Emery praised dog committee and subcommittee members for all the time they spent developing recommendations; Wolfenbarger concurred.

Vomocil said the proposal was a good compromise overall that addressed a very emotional issue. He related he'd had never had a negative dog experience in over a decade of hiking Bald Hill, and he commended the committee for its work.

Motion passed unanimously.

VII. COST RECOVERY REVIEW FY13-14

Aquatics Supervisor and department budget liaison James Mellein stated that cost recovery was referred to daily by staff. Cost recovery refers to the degree that the direct cost of a program or service is met by revenue. Before 2012, the department's financial policy on setting fees for programs and services was based on the age of participants regardless of the activity. Under that previous policy, youth programs, for example, were set with a 30% cost recovery. Also, groups could rent facilities under the same rate whether they were a non-profit, a family birthday party or a corporation hosting a private event.

In 2011, the department hired the recreation management consulting firm GreenPlay to help develop a new cost recovery model and resource allocation philosophy. The department then went through a rigorous series of public workshops and meetings with stakeholders. The outcome was over thirty categories of services arranged in five categories, which group programs and services according to the degree to which they benefit individuals or the community as a whole. Giving examples, he noted that each was assigned a minimum cost recovery target.

The FY13-14 cost recovery report comes from a year of careful tracking, monitoring and adjusting program fees, sponsorships, and other revenue, along with direct expenses. He emphasized that the philosophy drives the department's organizational model. He said his presentation was informational, and no board action was needed. One outcome was continual refinement of what data are being tracked and how costs are tracked. The department continues to show better cost recovery over most areas compared to FY 2011. He highlighted the majority sources of revenue and relative changes in expenditures, noting increases in health insurance and costs of materials, averaging roughly 7.5%. He highlighted decreases in departmental draws on general fund property taxes over the last four years by about 9.5%.

Table 4 shows cost recovery impacts on program offerings and participant numbers. Tables 5 and 6 show the results of the department's Family Assistance Program to significantly increase participation by low-income residents. At the board's direction, the department has capped the program at $125,000 of support for FY14-15. There will be a presentation on the Family Assistance Program at the January board meeting.

He pointed out work plan actions, such as increasing participation during the winter off-season by purchasing (through donated funds) a climbing wall at Osborn Aquatic Center; increasing banner sales in the adult softball program; evaluating the summer youth day camp program and

implementing changes to increase participation and revenue. He summarized that the objectives were being met; he noted that staff spent a lot of time pulling together thousands of data points to tracking and providing for quality programs and services.

Hays said that the data show that the program is clearly working; we now have a much better sense of where money is coming from and where it is going. Emery said an additional benefit is that all staffers are now very familiar with costs and revenues of programs and services. Hays added that now it is easier to explain to taxpayers.

Liaison Bogatin highlighted the Senior Center Gold Pass. Emery said the Gold Pass program was one of a number of cost recovery recommendations from the consultant; it did not work, and when that became clear, and with the board's direction, it was eliminated. Liaison Hirsch said that when the cost recovery model was implemented out of necessity, he was one of many that were wary of it, but now, with so much more buy-in from the department and so much valuable information, he was very proud of the department and he congratulated staff on the success of the program.

Jon Soule said we've exceeded all goals except in Tier 1, where most goals were very close to being met, and asked whether the department will review the goals. He said that one could argue some fees could be reduced, since targets were being exceeded; however, some could equally well argue that given the success, the goals were too modest and that some fees could be further increased (he had no recommendation). Emery replied that the community helped set the targets, and would have to be consulted on changes to targets; however, perhaps ten years before the next review was too long and seven years might be better. Soule emphasized that only two years under the program wasn't long enough to contemplate making a substantial revamp. Emery said that most people seem to be satisfied. She said the department made a commitment to doing extensive outreach to ensure that price was not barrier to usage by low-income families; we're getting more participation than ever.

Wolfenbarger asked if there had been complaints. Mellein replied that he had not heard complaints at Osborn regarding price points. Wolfenbarger praised the report. She asked if GreenPlay would return; Mellein related that GreenPlay's feedback was that the department was the most prepared, with the largest buy-in of staff and the community than any they'd ever worked with.

VIII. BOARD MEMBER REPORTS.

Deb Rose reported that Dog Day at the Aquatic Center was attended by 566 dogs and 746 humans, and featured new activities. There was a new title sponsorship by Willamette Veterinary Hospital for $1000; there were prize sponsorships by Wilco, Animal Crackers, and Willamette Veterinary Hospital; there were event volunteers from the Corvallis Aquatic Team; and booths from a number of groups. T-shirts were sold for the first time; and there was an increase in fees from $5 to $6; using point-of-sale, including credit cards, for sales and fees. This all resulted in an 84% increase from the previous year, with over $3,000 in revenue. Emery noted that the changes to enhance the event were suggested by a PNARAB subcommittee. Soule added that the Corvallis Aquatic Team held a dog washing fundraiser. Mellein noted that the event is held annually on the day the pool is completely drained for seasonal maintenance.

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IX. STAFF REPORTS.

Director Emery highlighted her monthly report. James Mellein said the 11th Annual Turkey Trot was the largest in history, with about 1,300 participants. There was about $37,000 gross revenue, with around $25,000 net to go to the Family Assistance Program. The event initially started with around 200 participants. He said that participants include many family members visiting over the Thanksgiving holidays from all over the country. There were over 100 "Little Gobblers" in the 1k kids event, and a title sponsorship from NW Toyota.

Supervisor Jude Geist reported that the number of homeless camps in parks seem to be increasing. A new ADA Porta Potty was added near the skate park on the south end of Riverfront Park to lessen the amount of human waste around trees in the area. It costs $350 to $400 for 2.5 months, though it may need to be pumped twice a week rather than the normal rate of once a week. All restrooms are closed in winter due to lower staffing levels.

Liaison Hirsch asked about potential sponsors; Geist replied that a church group had discussed sponsorship, but a typical ADA unit costs $2,500, and the group didn't want to take on the risk of liability if something were to happen to it. He related that in his experience in Salem, an average of two Porta Potties were burned each year, so it is a real consideration. Liaison Hirsch suggested a donor group should be able to sponsor a unit, with the department acting as the customer; Geist replied that the department was looking at ways to engage partners and limit liability.

Emery added that since there is a fixed expenditure limit, if the department pays for the additional service, then that comes from the department's budget, and something else would have to be cut to pay for it, since the department can't spend the revenue that is coming in. A donor group could conceivably pay the bills. Geist summarized that the department needed to be careful about how donations affect its fixed expenditure limit. He noted that the Wildcat Park Porta Potties were operational all year round, but they are provided and funded by the school district. The department, like any other governmental agency, must supply ADA units, which are more expensive than regular units.

Mellein stated the Polar Bear Swim would be held January 1.

X. COUNCIL LIAISON REPORT.

Council Liaison Joel Hirsch said it remains to be seen who the next PNARAB Liaison will be; he would like to continue (he's now served for six years). Wolfenbarger thanked him for his service.

XI. ADJOURNMENT: The meeting was adjourned at 8:18 p.m.

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MEMORANDUM

To: City Council Members

From: Biff Traber, Mayor

Date: January 7, 2015

Subject: Vacancy on King Legacy Advisory Board

Jennifer Almquist has resigned from the King Legacy Advisory Board, effective January 20, 2015, due to a change in employment. Her term on the Board expires June 30, 2017.

As a reminder, the King Legacy Advisory Board has two additional existing vacancies that were announced in 2014. Those vacancies have not yet been filled.

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

MEMORANDUM

To: City Council Members

From: Biff Traber, Mayor

Date: January 13, 2015

Subject: Vacancies on Community Relations Advisory Group

Council action on December 14, 2014 directed formation of the new Community Relations Advisory Group (CRAG) for the purpose of growing and sustaining community engagement and neighborhood livability efforts. The advisory group will:

a) Consider community livability issues and opportunities in the nearby campus neighborhoods and, by working with City, Oregon State University (OSU), community businesses and non-profit organizations, recommend strategies to improve and sustain livability;

b) Establish measures of livability and monitor the progress of work undertaken to implement neighborhood livability policies; and

c) Routinely inform Human Services Committee of progress related to achieving these recommendations, as well as the broad activities of the City and OSU related to improved community relations.

CRAG shall consist of 15 voting members appointed jointly by the Mayor and OSU's President. I am seeking to fill five positions from the Corvallis community, allocated as follows: three neighborhood representatives, a Rental Property Management Group representative, and a Monroe Avenue business representative.

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

MEMORANDUM

To: Mayor and City Council

From: Tony Krieg, Customer Services / Risk Manager TK

Subject: Liquor License Investigation New Outlet- Paint and Wine Corvallis

Date: January 14, 2014

****

The City has received an application from Brandie Stucky, Owner of Paint and Wine Corvallis, located at 310 SW 2nd St Corvallis, OR 97333. This application is for a New Outlet with a Limited On-Premise Sales liquor license.

An affirmative recommendation has been received from the Police, Fire, and Community Development Departments. No citizen comments or input were received regarding this application for endorsement.

Staff recommends the City Council authorize endorsement of this application.

Limited On-Premises Sales License:
Allows the sale of malt beverages, wine and hard cider for consumption on the licensed premises, and the sale of kegs of malt beverages for off-premises consumption. Also allows licensees who are pre-approved to cater events off the licensed premises.

MEMORANDUM

To:	Mayor and City Council
From:	Ken Gibb, Community Development Director
Date:	January 13, 2015
Subject:	Cancel and Reschedule a Public Hearing for an Appeal of a Historic Resources Commission Decision (HPP14-00019, Farra House – Window Replacements)

On November 25, 2014, the Historic Resources Commission held a public hearing, deliberated, and voted to deny a Historic Preservation Permit associated with the historic Farra House located at 660 SW Madison Ave. The Historic Preservation Permit proposed to replace seven all-wood windows on the north (front), south (rear), and east (side) facades with fiberglass-clad wood windows. A Notice of Disposition was signed by the Chair of the Historic Resources Commission on November 26, 2014, formalizing their decision. On December 2, 2014, the City received an appeal of the Historic Resources Commission's decision, and the Council hearing to consider the appeal of the Historic Resources Commission's decision was scheduled for January 20, 2015. Due to a noticing error, city staff recommend that the City Council cancel the January 20, 2015 public hearing.

Staff recommends that the City Council reschedule the public hearing to consider the appeal of the Historic Resources Commission's decision for February 2, 2015.

MEMORANDUM

To:	Mayor and City Council
From:	Ken Gibb, Community Development Director
Date:	January 13, 2015
Subject:	Cancel and Reschedule a Public Hearing for an Appeal of a Historic Resources Commission Decision (HPP14-00020, William Lane House – Window Replacements)

On November 25, 2014, the Historic Resources Commission held a public hearing, deliberated, and voted to deny a Historic Preservation Permit associated with the historic William Lane House located at 435 NW 4th Street. The Historic Preservation Permit proposed to replace six all-wood windows on the west (front), east (rear), and south (side) facades with fiberglass-clad wood windows. A condition of approval was added by the Historic Resources Commission that eliminated the three window replacements on the front building elevation from the approval. A Notice of Disposition was signed by the Chair of the Historic Resources Commission on November 26, 2014, formalizing their decision. On December 2, 2014, the City received an appeal of the Historic Resources Commission's decision, and the Council hearing to consider the appeal of the Historic Resources Commission's decision was scheduled for January 20, 2015. Due to a noticing error, city staff recommend that the City Council cancel the January 20, 2015 public hearing.

Staff recommends that the City Council reschedule the public hearing to consider the appeal of the Historic Resources Commission's decision for February 2, 2015.

MEMORANDUM
January 7, 2015

To: Mayor and City Council

From: Mary Steckel, Public Works Director

Subject: Rate Change for Transit Operations Fee

Issue:
Per Municipal Code 3.08.050, the Transit Operations Fee is reviewed and adjusted annually, with the new rate to be effective February 1st of each year.

Background:
In December 2010, the Sustainability Initiative Fee for transit operations was approved by the City Council.

The fee is charged to all City Services Bill customers and is calculated for each customer using a trip-generation methodology. This methodology uses a nationally-recognized model, developed by the Institute of Traffic Engineers, to estimate the impact an individual customer has on the transportation system ("trip generation"). It does this through determining the average number of daily "trips" the customer generates. A "trip" is defined as the one-way travel from a starting point to a destination. For example, going to work in the morning is one trip; coming home at night is one trip.

Different types of customers would have different average daily trips. For instance, a dentist office generates fewer trips than a fast-food restaurant, on average. In the model, a single-family residence generates an average of 9.6 trips a day. In general, businesses, which have a greater impact on the transportation system from customers traveling to the site, have a higher number of average daily trips than a single-family residence.

Per the Municipal Code, the fee is adjusted annually in January. Included in the ordinance language is the mechanism to determine the new fee each year:

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 from the data published by the Oil Price Information Service.
   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.

The revenue generated by the Transit Operations Fee in FY 13-14 was about $1,220,000.

Discussion:
Staff obtained the data required by ordinance and determined the average price of a gallon of gasoline for calendar year 2014 to be $3.55. Therefore, effective February 1st, 2015, the SFR customer charge for the Transit Operation Fee will be decreased to $3.55/month, an $0.08 or 2.17% decrease from the current rate of $3.63/month. The rate for all other customer groups will be decreased by the same percentage.

This is anticipated to result in a revenue reduction for FY15-16 of $25,250.

The following table shows the Transit Operations Fee for a SFR customer since the fee's inception.

	SFR Rate	**Increase/(Decrease) From Previous Year**
2011	$2.75	
2012	$3.73	35.60%
2013	$3.80	1.90%
2014	$3.63	(4.50%)
2015	**$3.55**	**(2.17%)**

Recommendation:
This report is provided for information only. No action is required unless the City Council desires a change in the process for determining the Transit Operations Fee.

Review and concur,

1/13/15

Nancy Brewer, City Manager *Pro Tem* Date

MEMORANDUM

January 8, 2015

TO: Mayor and City Council

FROM: Nancy Brewer, City Manager *Pro Tem* NB

SUBJECT: **City/OSU Intergovernmental Agreement for Collaboration Initiatives**

I. Issue

To consider the draft intergovernmental agreement (IGA) between the City and Oregon State University to continue the Collaboration Initiatives.

II. Discussion

The IGA was on the Council agenda as unfinished business on November 17, 2014. The City Council asked to have the item deferred to the January 20, 2015 meeting.

The draft IGA is attached.

III. Requested Action

Review the draft IGA and provide direction or feedback to staff.

City of Corvallis/Oregon State University
Intergovernmental Agreement
for Continuing Collaboration Corvallis

The CITY OF CORVALLIS, a municipal corporation of the State of Oregon, hereinafter referred to as CORVALLIS, and the Oregon State University, hereinafter referred to as OSU, and jointly referred to as PARTIES, or individually as a PARTY, mutually agree as follows:

WHEREAS, CORVALLIS and OSU, building on shared goals, entered into a three-year agreement on February 10, 2012 to formally undertake a collaborative project to evaluate livability issues in nearby campus neighborhoods associated with OSU's growth, and make recommendations related to parking and traffic, neighborhood planning and neighborhood livability; and

WHEREAS, OSU and CORVALLIS each had representatives on a Steering Committee, along with community members, and on subcommittees with specific focus areas that listened to community members about problems in the City/campus interface area and worked on plans and recommendations to address some of these challenges; and

WHEREAS, CORVALLIS and OSU each had actions the Steering Committee recommended to be implemented, with a combined total of 68 action items; and

WHEREAS, significant progress has been made by both OSU and CORVALLIS on these items; and

WHEREAS, CORVALLIS and OSU acknowledge that not all issues have been addressed at the termination of the original intergovernmental agreement; and

WHEREAS, OSU and CORVALLIS representatives believe that there is value in continuing the collaboration relationship to work on remaining issues, to address additional challenges and opportunities as they may arise, and to retain a framework to encourage interaction between the PARTIES to address community concerns;

NOW, THEREFORE, the PARTIES agree as follows:

All notifications necessary under this intergovernmental agreement shall be addressed to:

City of Corvallis
Attention: City Manager
PO Box 1083
Corvallis, OR 97339-1083
Telephone: 541-766-6901

Oregon State University
Attention:
Mailing Address:
Corvallis, OR 97333
Telephone:

1 TERM:

1.1 CORVALLIS and OSU agree that this intergovernmental agreement is entered into pursuant to ORS 190.010. It is the intent of the PARTIES that this agreement is effective as of the date it is fully executed and that it continues until terminated by one or both PARTIES in accordance with paragraph 8. This agreement replaces and supersedes the existing agreement.

1.2 If this contract crosses fiscal years, funding for future years is contingent upon the City Council adopting appropriations.

2 STEERING COMMITTEE MEMBERSHIP:

2.1 The Collaboration Steering Committee shall be jointly chaired by the Mayor of CORVALLIS and the OSU President.

2.2 Appointments to the Steering Committee will made jointly by the Mayor and the OSU President.

2.3 Nominations to positions will be made by members of the City Council, OSU, Benton County, the Associated Students of Oregon State University (ASOSU), Greek organizations, and community members.

2.4 CORVALLIS will have the Mayor and two City Councilors on the Steering Committee.

2.5 OSU will have its President and three Administrative Staff members on the Steering Committee.

2.6 CORVALLIS will have the City Manager and two Department Directors on the Steering Committee.

2.7 ASOSU will have one member on the Steering Committee.

2.8 Greek life organizations associated with OSU will have one member on the Steering Committee.

2.9 There will be four community members on the Steering Committee, with one community member who does not live near or work at OSU.

2.10 Benton County will have one member.

2.11 If sub-committees are developed as part of the biennial work plan, any sub-committee chair who is not on the Steering Committee would be added to the Steering Committee as long as the sub-committee is still operating.

2.12 The Steering Committee may recommend adding members if the Committee believes it would be beneficial to do so.

2.13 OSU and CORVALLIS will each designate a member of the Steering Committee who will serve as the PARTY'S lead coordinator.

2.14 Steering Committee meetings, and sub-committee meetings if sub-committees are used, will be publically noticed and will fully meet the Oregon public meeting laws and provisions.

3 STEERING COMMITTEE CHARGE

The Steering Committee shall provide oversight to the project and make time-sensitive, measurable and outcome based recommendations to the CITY and OSU to achieve goals of the Collaboration Project.

The Steering Committee will provide OSU and the City Council regular (at least quarterly) updates regarding Collaboration Corvallis activities, recommendations and initiatives undertaken, as well as provide at least annual -going updates to the members of the Corvallis community.

4 SCOPE

4.1 Work plans will be developed for two year periods to align with City Council terms, with the first work plan to be established in the first quarter of calendar 2015.

4.2 Work plans developed by the scoping subcommittee will be reviewed by the Steering Committee and recommended to OSU and the City Council for approval prior to work beginning.

4.3 Work plans will include language directing the development of metrics, if appropriate, to be reported on to the Steering Committee and the PARTIES.

4.4 Each work plan will be evaluated in the last quarter of the two-year period, with information from that review, including status of incomplete work projects, forwarded to the next scoping work group for consideration in developing the successor scope of work.

4.5 Work plan scoping will be completed by a subcommittee of the full Steering Committee.

4.5.1 The scoping subcommittee will include two CORVALLIS City Councilors, the City Manager, three OSU Administrators, and two community members with previous Collaboration experience.

4.5.2 The scoping subcommittee will be supported by the Project Manager.

4.5.3 The recommended scope of work must be accepted by both OSU and CORVALLIS.

5 COMPENSATION

5.1 PARTIES recognize that each will have individual costs for staff working on Collaboration initiatives, and may also have direct and indirect costs to implement recommendations. Inasmuch as each PARTY has specific costs, that PARTY shall be responsible for its own costs, and may determine that it is not cost effective to implement recommendations.

5.2 If there are projects where there would be costs for both parties, the work plan development process will consider budget and will include a recommendation for the apportionment of estimated costs to each PARTY for that PARTY'S consideration in approving the work plan.

5.3 PARTIES agree that there is value in a single Project Manager who coordinates and/or helps to accomplish the work plan. Costs for the Project Manager will be divided evenly between the PARTIES.

6 INSURANCE

6.1 PARTIES agree as follows:

6.1.1 The PARTIES intend that, in performing this agreement, each shall act as an independent contractor and shall have the control of the work and the manner in which it is performed. Neither CORVALLIS nor OSU to be considered an agent or employee of the other.

6.1.2 Subject to the limitations and conditions of the Oregon Tort Claims Act ORS 30.260-30.300, each party agrees to hold the other harmless, to indemnify and to defend the other, its officers, agents, volunteers and employees from any and all liability, actions, claims, losses, damages or other costs including attorneys fees and witness costs that may be asserted by any person or entity arising from, during, or in connection with the performance of the work described in this agreement, when such liability, action, claim, loss, damage or other cost results from the actions of that party in the course of this agreement. Nothing in this agreement shall be deemed to create a liability for any party in excess of the Oregon Tort claims limits for either party.

6.1.3 Both PARTIES agree that they are responsible for their own employees and insurance coverage as follows:

6.1.3.1 Workers' Compensation insurance in compliance with ORS 656.017, which requires subject employers to provide Oregon workers' compensation coverage for all their subject workers. The insurer shall agree to waive by endorsement, all rights of subrogation against the City, its officers, employees, and agents for losses arising from work performed by Agency for the City.

6.1.3.2 General Liability / Oregon Tort Liability insurance of not less than $5,000,000 per occurrence and $5,000,000 general aggregate each claim, incident, or occurrence for Bodily Injury and Property Damage.

6.1.3.3 Business Automobile Liability insurance comprehensive form with a combined single limit, or the equivalent, of not less than $5,000,000 each accident for Bodily Injury and Property Damage, including coverage for owned, hired, or non-owned vehicles, as applicable.

6.2 Each insurance policy shall state that coverage shall not be suspended, voided, or canceled by either party, reduced in coverage or in material limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to City. Such insurance shall include provisions that such insurance is primary insurance with respect to the interests of the City and that any other insurance maintained by City is excess and not contributory insurance with the insurance required hereunder. A lapse in any required insurance coverage during this contract shall be a breach of this contract.

6.3 Each PARTY shall furnish acceptable insurance certificates to each other for each insurance policy signed by a person authorized by that insurer to bind coverage on its behalf. Insuring companies or entities are subject to City acceptance. Each PARTY shall be financially responsible for all pertinent deductibles, self-insured retentions and/or self-insurance.

7 ASSIGNMENT

This agreement shall not be assigned, nor shall duties under this agreement be delegated, and no assignment or delegation shall be of any force or effect without the written approval of the contracting officers of OSU and CORVALLIS.

8 TERMINATION

Either PARTY may terminate this agreement effective **June 30** of any year, provided that the terminating PARTY provides the non-terminating PARTY with a thirty (30) day written notice of the date and year in which the termination will be effective. PARTIES may, by mutual written consent only, agree to terminate this agreement effective on another date.

9 NONDISCRIMINATION

PARTIES shall comply with all applicable federal, state and local laws, rules and regulations on nondiscrimination in employment. The parties agree not to discriminate on the basis of race, religion, religious observance, gender identity or expression, color, sex, marital status, familial status, citizenship status, national origin, age, mental or physical disability, sexual orientation, or source or level of income in the performance of this contract.

10 AMERICANS WITH DISABILITIES ACT

PARTIES shall comply with the Americans with Disabilities Act of 1990 (Pub. Law No. 101-336), ORS 659A.403, ORS 659A.406, ORS 659A.142, ORS 659A.145, and all regulations and administrative rules established pursuant to those laws.

11 PERSONAL IDENTIFYING INFORMATION:

PARTIES agree to safeguard personal identifying information in compliance with Oregon Revised Statute ORS 646A.600, the Oregon Consumer Identity Theft Protection Act and the Fair and Accurate Credit Transaction Act provisions of the Federal Fair Credit Reporting Act

12 LIVING WAGE:

OSU agrees to comply with Corvallis Municipal Code chapter 1.25 establishing and implementing the Living Wage. City may terminate this agreement at any time if OSU is found to be in violation of the Living Wage Ordinance and does not correct the violation consistent with section 1.25.090 of the Corvallis Municipal Code.

OSU agrees to keep payroll records for employees working on City's agreement and to provide those records to City if requested in accordance with section 1.25.070 of the Corvallis Municipal Code. OSU agrees to post the information provided by City about the Living Wage in a location where employees are likely to see the information. OSU also agrees to give each employee working on City business information provided by City about

the Living Wage. OSU will notify City if he/she needs the information provided in a language other than English.

13 AGREEMENT

This writing is intended both as the final expression of the agreement between the PARTIES with respect to the included terms and as a complete and exclusive statement of the terms of the agreement. No modification of this agreement shall be effective unless and until it is made in writing and signed by both PARTIES.

Dated this day of

OREGON STATE UNIVERSITY	CITY OF CORVALLIS
_____	_____
President	City Manager
Approved as to form:	Approved as to form:
_____	_____
Oregon State University Attorney	Corvallis City Attorney

HUMAN SERVICES COMMITTEE
MINUTES
January 6, 2015

Present
Councilor Mike Beilstein, Chair
Councilor Bill Glassmire
Councilor Frank Hann

Staff
Nancy Brewer, City Manager *Pro Tem*
Carrie Mullens, City Manager's Office

SUMMARY OF DISCUSSION

	Agenda Item	Information Only	Held for Further Review	Recommendations
I.	Meeting date, time discussion	Tuesdays 2:00 pm		
II.	Other Business	Yes		

Chair Beilstein called the meeting to order at 2:00 pm.

CONTENT OF DISCUSSION

I. Meeting date, time discussion

Chair Beilstein reviewed the Committee's history of meeting dates and times.

Ms. Brewer said the standing committees have meeting room priority for scheduling. City staff will work around the Committee's chosen schedule. She explained the process and timeline for completing minutes and forwarding recommendations to Council. She noted that many advisory boards and commissions meet at 7:00 pm.

Ms. Brewer distributed the standing committee pending items calendar and explained that it is a planning tool only. The calendar includes target dates for specific reports and/or discussions.

Chair Beilstein said he would prefer not to schedule evening meetings due to the stress it places on staff. He supports meeting at 12:00 pm or 2:00 pm on Tuesdays.

In response to Councilor Hann's inquiry, Ms. Brewer explained that the length of each meeting will depend on the agenda item and how well the meeting is managed. It is not unusual for a meeting to last at least two hours.

Councilor Glassmire noted that he can meet at any time.

The Committee agreed by consensus to meet in the Madison Avenue Meeting Room at 2:00 pm on Tuesdays following the Monday Council meetings.

II. Other Business

In anticipation of the next Committee meeting, Ms. Brewer provided a brief history of the City's social service funding and allocation priorities, process, and approvals.

Councilor Hann noted that his focus in reviewing social service allocations will be whether funds are spent wisely and are solving current issues. Ms. Brewer confirmed that agency reports include metrics and outcome. She added that many of the agencies meet their goals very early in the grant year. The City's allocations are frequently used as leverage to acquire additional grants and funding.

Councilor Hann added that he will be looking for an emphasis on stabilizing families and relieving some of their stressors.

Chair Beilstein reported that a member of this Committee serves as a liaison to the allocations committee. The liaison is a useful resource for answering questions and helping to explain the City's priorities. He asked Committee members to think about serving as the allocations committee liaison.

Chair Beilstein said there has been some discussion about standing committees generating their own agenda items. He explained that the Committee has certain responsibilities and staff ensures those items are scheduled in a timely manner. This does not prohibit the Committee from generating other work. If the additional work includes staff time, the Committee would first want to discuss it with the full Council.

Councilor Hann said he recently read an article about dwindling resources and how governments can no longer take the lead on certain issues. Instead, they must nurture available resources within the community. He suggested that this Committee may want to invite local social service agencies to a meeting for a discussion about needs and resources.

In response to Councilor Glassmire's inquiry, Ms. Brewer said social services priorities have remained "emergency and transitional services" for many years. Alternatives have been discussed, but never changed. There were three priorities before funding decreased and allocations became more focused. Ms. Brewer explained the history of social service funding. She noted that it is unique for cities to provide funding for social services and those cities that allocate funding do not allocate nearly as much as Corvallis does.

The next Human Services Committee meeting is scheduled for 2:00 pm on Tuesday, January 20, 2015 in the Madison Avenue Meeting Room.

The meeting adjourned at 2:47 pm.

Respectfully submitted,

Mike Beilstein, Chair

URBAN SERVICES COMMITTEE
MINUTES
January 6, 2015

Present
Councilor Roen Hogg, Chair
Councilor Penny York
Councilor Zachariah Baker

Staff
Nancy Brewer, City Manager *Pro Tem*
Mary Steckel, Public Works Director
Tom Hubbard, Utilities Division Manager
Emely Day, City Manager's Office

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Meeting Date, Time Discussion			Tuesday of Council meeting weeks, 6:00 pm through June 30, 2015; then 5:00 pm the same day
II. Municipal Code Review: Section 3.01.080, "Service Connections and Meters"			Amend Corvallis Municipal Code Chapter 3.01, "Water Regulations," and establish rates, **by means of an ordinance to be read by the City Attorney**
III. Other Business A. Committee Agendas/Discussions B. Next Meeting (January 20) C. Next Meeting (February 3)	Yes		

CONTENT OF DISCUSSION

Chair Hogg called the meeting to order at 5:00 pm.

I. Meeting Date, Time Discussion

Chair Hogg noted that, for the past four years, the Committee met at 5:00 pm on Tuesday of Council meeting weeks.

Committee members discussed their commitments, and City Manager *Pro Tem* Brewer explained the potential for conflicts between Committee meetings and other established City advisory board meetings. Committee members agreed to meet the Tuesday of City Council meeting weeks at 6:00 pm until Councilor Baker completed a commitment in Salem (approximately six months), with the understanding that the meeting time would then be changed to 5:00 pm, when that was conducive to Committee members' schedules.

Ms. Brewer noted that Committee meeting agendas could be managed to ensure short meetings when Committee members had other City commitments later the same evenings.

II. Municipal Code Review: Section 3.01.080, "Service Connections and Meters"

For the benefit of new Committee members, Public Works Director Steckel explained the City's fee structure for installation of new water meters.

New water infrastructure was almost always installed by the contractor of new development. City staff (but not developers' or contractors' staff) was authorized by the Oregon State Health Division to connect a new water service line to an existing "live" water mainline because of the public health issues of working with treated potable water in the existing line. Water meters were installed on service lines (between the City's water mainline and the property where water would be used); the meters measured water usage for assessing water charges.

Last year the City Council approved staff's recommended change in City charges for water meter installations to reflect the different levels of staff effort involved in two types of meter installations:

1. All infrastructure was in place and ready for connection; staff only needed to install the water meter.
2. City staff needed to excavate a site, install more water mainline piping, or provide other work specific to the site before installing the water meter.

Staff reviewed projects of the first type of installation (referred to as "drop-in service") for one year in terms of the average amount of staff time, vehicle time, equipment, and other costs to determine a flat charge for that service.

The second type of installation (referred to as "water service installation") involved more charges to reflect time and materials. Staff gave the developer or contractor an estimated cost for the project, receipted the developer's/contractor's deposit for the charges, reconciled the charges against the deposit after project completion, and refunded any excess deposit funds or charged for any additional costs.

Water meters for single-family residences were typically 3/4 or 1 inch in size. Installation of meters larger than 1 inch or requiring more work would be charged based upon time and materials.

Staff recommended that the charges for "drop-in service" water meter installations be increased by approximately $100 for both the 3/4- and 1-inch water meters to capture increased costs for labor and materials.

Ms. Steckel explained for Chair Hogg that "water service installation" charges would be based upon time and costs for the specific installation, which would vary by situation; therefore, staff did not recommend a set charge for such installations. Costs increased approximately ten percent for "water service installations" because of the project components (labor rates, materials, etc.). Regulations had changed regarding materials (e.g., amount of lead allowed in brass), impacting materials costs.

Ms. Steckel confirmed for Councilor York that staff needed Council approval to increase the fixed fee for the "drop-in service" water meter installations, but "water service installation" charges were based upon labor and materials. Ms. Steckel explained that staff could provide a developer/contractor a firm price for a "water service installation," estimating high to ensure all City costs were covered. A firm price would not involve post-project reconciliation. She said developers and contractors rarely requested a firm price and preferred being charged actual costs; firm prices were most often presented when the developer/contractor did not want to wait for staff to calculate a project estimate and/or to reconcile the costs after the work was completed.

Based upon a motion moved and seconded by Councilors York and Baker, respectively, the Committee unanimously recommends that Council amend Corvallis Municipal Code Chapter 3.01, "Water Regulations," and establish rates, **by means of an ordinance to be read by the City Attorney.**

III. Other Business

A. Ms. Brewer explained that staff used the Council Standing Committees schedules to track issues to be considered by the Committees. Some issues had specific discussion deadlines, while other issues had some timing flexibility. Issues could be removed from the schedule or list of pending issues because they were deemed not relevant for Committee and Council discussion. Council goal-setting and regular meeting discussions could prompt issues for Committee discussions. Staff would attempt to schedule issue discussions to not overwhelm the Committees and to balance staff's workloads.

Ms. Brewer explained for Chair Hogg that an upcoming Council work session would include discussion of Committee Chairs participating in scheduling issues for Committee discussions. She said staff would strive to notify Committee Chairs if meetings would be canceled or if staff would like to suggest canceling a meeting because only one item was scheduled that would likely need only a few minutes of discussion. She suggested that the Council and staff discuss the agenda-setting process and whether Committee Chairs should review minutes before they were submitted to the Council. She cautioned that it would be best to have one strategy for all Council Standing Committees, rather than strategies that varied, based upon a Committee's or Chair's desires.

Chair Hogg suggested that the Standing Committees schedules indicate which issues must be discussed by a specific date, so Committee members would know which topics could be re-scheduled and which had fixed deadlines. Committee members concurred with the suggestion.

Councilor York said Human Services Committee, at the end of each meeting, reviewed issues scheduled for the next few meetings and pending issues. Reviews included assessments of potential discussion durations.

Councilor York said she and Mayor Traber believed the Council did not expect the Multimodal Transportation Advisory Board to begin working in 2017. *[The Board was listed as a pending issue for the Committee.]* She anticipated discussions regarding whether the issue should be presented to the Council for further discussion about the Board beginning work.

Ms. Brewer explained for Councilor Baker that Councilors could talk with her about adding an issue to the Committees' schedules or present issues at Council meetings. She noted that it was helpful for staff to know the importance of issues to Councilors, and she suggested that new issues be proposed during Council meetings to get a sense of the Council's interest in the issue.

Councilor York cautioned that the Committee should not have in-depth discussions of issues not on the agenda, as the community would not have prior notice of the discussions.

Councilor Baker expressed a preference for grouping similar issues for Committee discussion because of potential inter-relation of issues. Ms. Brewer confirmed that this was done to the extent possible, depending upon the nature of the issues and the potential duration of discussions of each issue.

B. The Urban Services Committee meeting scheduled for January 20, 2015, was canceled.

C. The next regular Urban Services Committee meeting is scheduled for February 3, 2015, at 6:00 pm, in the Madison Avenue Meeting Room. In conjunction with the planned discussion of the Council Policy on Parking Permit Fees, Committee members requested a brief overview of the City's parking program.

Chair Hogg adjourned the meeting at 5:46 pm.

Respectfully submitted,

Roen Hogg, Chair

Memorandum
December 23, 2014

To: Urban Services Committee

From: Mary Steckel, Public Works Director

Subject: Municipal Code Changes for Chapter 3.01

Issue

Charges for the installation of new ¾ inch and one inch water services need to be updated to accurately reflect the City's actual costs.

Background

Municipal Code Section 3.01.080 (Attachment #1) establishes the cost and recovery method for new water service connections and water meters. A 2013 ordinance revised a 2004 ordinance that set rates for ¾ inch and 1 inch services. The revision eliminated a set fee that was based on the average cost for the installation of a new service. The set fee was not equitable because the average rate included costs for the meter, service line installation, and tapping the main pipeline. Many times, the work required for the new service request did not require all these tasks and only required the installation of a meter. The average rate resulted in the property owner paying more than what was actually necessary at that particular location. The 2013 revision established a set rate for what is termed a "Drop-in" service. This is where a developer has already paid to have the water main tapped and the service line and the meter enclosure installed at the property. The only work left to complete by the City is to connect a meter. The rate, based on the actual cost for this type of installation over the previous year, was set at $475 for a ¾ inch water meter installation and $515 for a 1 inch water meter installation. The difference is the cost of the larger size meter. Additionally, the 2013 revision indicated that these rates would be adjusted periodically as the City's actual costs changed.

Discussion

The proposed ordinance language adjusts the drop-in service connection charge (3.01.080) based on increases to the City's actual costs over the past year. A primary driver for cost increases is the change in what the federal government defines as "lead-free" brass from not more than 8% lead to not more than 0.25% lead. The recommended new drop-in rate is $575 for a ¾ inch water meter installation and $635 for a 1 inch water meter installation. The calculation methodology used for service installations would remain unchanged.

Recommendation

Staff recommends that the Urban Services Committee recommend to the City Council adoption of the proposed changes to Municipal Code Section 3.01.080.

Review and concur:

Nancy Brewer, City Manager *Pro Tem*

City Attorney

ORDINANCE 2015-____

AN ORDINANCE RELATING TO SERVICE CONNECTIONS AND METERS AMENDING CORVALLIS MUNICIPAL CODE CHAPTER 3.01, "WATER REGULATIONS," AND ESTABLISHING RATES.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Municipal Code Section 3.01 is hereby amended as follows:

Section 3.01.080 Service connections and meters.

1) Installation.

a) The utility may furnish and install a service of such size and at such location as the owner, owner's agent, or tenant requests; provided such requests are reasonable. The service will be installed from its water distribution main to the curb line or property line of the premises which may abut on the street, on other thoroughfares, or on the utility right-of-way or easement.

b) Charges for new ¾ and 1-inch "Drop-in" services (where the requested water service line has already been stubbed out at the property, including an angle stop and water meter enclosure) shall be paid in advance and shall be ~~$475~~ **$575** for ¾ inch and ~~$515~~ **$635** for 1-inch.

c) Charges for a new ¾ and 1-inch "Water Service Installations" (where the installation of the new service will require any of the following: excavation, tapping of the water main, or service line installation~~). The charges will~~ **shall** be the actual cost for the installation (labor, equipment, materials, surface restoration, etc.), plus a 10% administrative fee. A deposit equal to the average cost of a ¾ or 1-inch water service will be collected prior to the installation of the service. Additional payments or refunds will be handled as described in Section 3.~~10~~**01**.080(e).

d) The installation of all new services 1½ inch in diameter and larger, shall be the actual cost for the installation (labor, equipment, materials, surface restoration etc.) plus a 10% administrative fee. A deposit equal to the estimated cost for the service installation will be collected prior to the installation of the service. Additional payments or refunds will be handled as described in Section 3.~~10~~**01**.080(e).

e) An advance payment of the estimated cost of the work shall be made before installation of a service connection. When the estimated cost is not sufficient to cover the total charge, the deficit shall be charged to the owner, owner's agent, or tenant for which such installation was made. Any excess payment shall be refunded to the individual or corporation who applied for the installation.

f) When the owner or agent requests a firm price for an installation, the utility may quote such a price based on its estimated cost plus overhead, as provided in this Section. In no case after a firm price has been established shall refunds or additional charges for such installation be made by the utility.

g) Water service installations outside the City Limits shall be charged at two times the actual installation charge plus a 10% administrative fee.

2) *Meters.*

a) Three-inch meters or larger, furnished by the owner, must be delivered to the utility for approval and testing prior to the installation.

b) No rent or other charge will be paid by the utility for a meter or other facilities, including housing and connections, located on a customer's premises.

c) Meters shall be owned by the utility and will be maintained at its expense.

3) *Change in location of meters or services.* Meters or services moved for the convenience of the customer will be relocated only at the customer's expense for a charge equal to the actual cost plus a 10% ~~percent~~ administrative fee.

4) *Change in size of meter.* If for any reason a change in size of a meter and service is required, the installation charge will be based upon the actual cost of the change plus a 10% administrative fee. The City will collect an advance payment equal to the cost of a new service installation. Additional payments or refunds will be handled as described in Section 3.01.080.1(e).

5) *Ownership.* The service connection, whether located on public or private property, is the property of the utility; and the utility reserves the right to repair, replace and maintain it, as well as to remove it upon discontinuance of service. Fire service water lines shall be owned by the utility up to the point of connection to the backflow prevention device in instances where the backflow prevention device is located outside of a building. In instances where the backflow prevention device is located inside of a building, the property owner shall own and maintain the fire service water line from the valve at the point of connection to the City's water main.

6) *Charges for service pipes connected without permit.* If premises are connected without the application prescribed in the preceding Section, such premises shall be immediately disconnected. Before a new connection is made, the applicant shall pay double the rate for the estimated quantity of water consumed. A new connection shall only be made upon compliance with provisions herein.

7) *Abandoned and nonrevenue-producing services.* Where a service connection to any premises has been abandoned or not used for a period of one year or longer, the utility may remove such service connection. New service shall be placed only upon the owner's making an application and paying for a new connection in the regular manner.

8) *Leaking or unused services.* Where there is a leak between the main and the meter, the utility shall make all repairs free of charge. When a service pipe at the proper grade is damaged or destroyed by contractors or others, or where service pipes are destroyed by electrolysis, the person, contractor or company responsible for such damage or destruction shall pay the utility for the cost of repairing or replacing such pipes on the basis of the cost to the City in labor and in material, plus a 10% ~~percent~~ administrative fee.

(Ord. 2015- § ;Ord. No. 2013-18, § 1, 12/16/13; Ord. 2004-10 § 1, 07/19/2004; Ord. 2000-10 § 2, 05/15/2000; Ord. 94-15 § 1, 06/06/94; Ord. 92-35 § 4, 1992; Ord. 90-05, 1990; Ord. 77-

17, 1977; Ord. 73-80, 1973; Ord. 70-95, 1970, 1970; Ord. 65-79, 1965; Ord. 62-73, 1962; Ord. 58-65 § 9, 1958)

PASSED by the Council this. ___ day of _____ 2015.

APPROVED by the Mayor ___ day of _____ 2015.

Effective this ___ day of _____ 2015.

_____
Mayor

ATTEST: _____
City Recorder

ADMINISTRATIVE SERVICES COMMITTEE
MINUTES
January 7, 2015

Present
Councilor Joel Hirsch, Chair
Councilor Barbara Bull (4:13 pm)
Councilor Hal Brauner

Staff
Nancy Brewer, City Manager *Pro Tem*
Tom Nelson, Economic Development Manager
Ken Gibb, Community Development Director
Janet Chenard, Interim Finance Director
Marci Laurent, Management Assistant
Carrie Mullens, City Manager's Office

Visitors
Mary Pat Parker, Visit Corvallis Executive Director
Joan Wessell, Downtown Corvallis Association Executive Director
Bill Mercer, Edward Jones Investments

SUMMARY OF DISCUSSION

	Agenda Item	Information Only	Held for Further Review	Recommendations
II.	Visit Corvallis First Quarter Report			Accept the Visit Corvallis first quarter report for Fiscal Year 2014-15.
III.	Downtown Corvallis Association Economic Improvement District First Quarter Report			Accept the Downtown Corvallis Association Economic Improvement District first quarter report for Fiscal Year 2014-15.
IV.	First Quarter Operating Report			Accept the first Quarter Operating Report for Fiscal Year 2014-15.
I.	Meeting date, time discussion	Wednesday 1:00 pm		
V.	Other Business	Yes		

Chair Hirsch called the meeting to order at 3:36 pm.

CONTENT OF DISCUSSION

II. Visit Corvallis First Quarter Report

Mr. Nelson said the Visit Corvallis first quarter report for Fiscal Year 2014-15 was reviewed by the Finance Department. All information was found to be in compliance and staff recommends acceptance of the report. Mr. Nelson noted that expenses exceeded revenues during the first quarter due to a large carryover that was used for additional marketing and other expenses to lower the cash reserve balance.

Ms. Parker confirmed that reserves were used for advertising and prepaid sales events. She added that occupancy increased in September, October, and November 2014 compared to the same months in 2013. Average daily rates increased in September, decreased .02% in October, and increased 11% in November.

Ms. Parker highlighted current activities:

- Visit Corvallis (VC) has been working with a vendor to develop a community-wide Web calendar to help eliminate events being scheduled at the same time. The vendor has been discussing ideas with the Parks and Recreation Department regarding the Majestic Theatre.
- Rebranding VC was discussed during the October Board retreat. When the name was changed a few yeas ago no other rebranding efforts occurred.
- She recently attended a sports tourism meeting to discuss how cities south of Portland can receive more support in securing events. Travel Oregon is reconsidering their funding to the Oregon Sports Authority (previously Portland Sports Authority) since they are not receptive to scheduling sporting events south of Portland.
- VC hired a new Conference Services Manager with 15 years experience in the tourism industry.
- VC participated in the annual Travel Oregon PR Team Tour.
- VC continues to work with the Willamette Valley Visitors Association.
- Through Travel Oregon, VC is responsible for providing the sweepstake awards in the Wintercation campaign.
- Corvallis Culinary Week is scheduled for January 18-24 with a focus on truffles.
- VC is working with the ultra-running community, biking community, local restaurants, and local hotels to create a Summer Solstice Outdoor Festival.
- The Special Olympics Indoor State Championship Games will be held in Corvallis during spring break. They will need 500 volunteers.
- VC is updating the 2015-16 visitors guide.

In response to inquiries, Ms. Parker said VC has four full-time employees: Executive Director, Conference Services Manager, Visitors Services Director, and Web Site/Social Media Manager. VC would be happy to help coordinate marketing for Majestic Theatre events.

<u>The Committee members present unanimously recommended</u> Council accept the Visit Corvallis first quarter report for Fiscal Year 2014-15.

III. <u>Downtown Corvallis Association Economic Improvement District First Quarter Report</u>

Mr. Gibb distributed a map of the boundaries of the Economic Improvement District (Attachment 1) and provided a brief review of the staff report.

Ms. Wessell highlighted current activities:

- 2014 holiday retail sales were good for downtown retailers with more customers understanding the importance of shopping locally.
- Downtown Corvallis Association (DCA) sold more than $2,000 in gift cards during the holidays.
- B-2 Wine Bar is continuing their reconstruction with plans to open at the end of the year.
- The downtown core is welcoming a new clothing manufacturer and painting studio within a few months.
- DCA will partner with Community Outreach to present Festival of Trees in December 2015. In 2014, trees were placed at Footwise, Coffee Culture, and the Whiteside

Theatre. DCA collaborated with Community Outreach and Shonnard's Nursery for this project.

- DCA is planning a bigger and better Red, White, and Blue Festival.
- Mayor Traber will be the speaker for the January 21 DCA membership meeting.
- The next Rhapsody in the Vineyard wine walk is scheduled for March 14 at 3:30 pm.
- DCA has been working with Reynolds Law Firm as they make building improvements. They spent more than $200,000 in improvements in addition to the $40,000 borrowed from the DCA building improvement fund.
- During December After Hours, DCA honored downtown building owners by giving awards for building improvements. Some of the 2014 design award winners were The Clothes Tree, Irene's Boutique, Tried & True Coffee, and The Inkwell. The Inkwell made major interior improvements adding 2,000 square feet of retail space in the basement.
- In November, Ms. Wessell was honored by *National Main Street* for her 25 years of service. She distributed a copy of article (Attachment 2).
- The DCA Web site is being redesigned.

In response to inquiries, Ms. Wessell said the downtown core rarely has vacant space. She noted that Modern Avenue is closing for family reasons and there is a new owner of the 2nd Street restaurant that specialized in hotdogs.

<u>The Committee members present unanimously recommended</u> Council accept the Downtown Corvallis Association Economic Improvement District first quarter report for Fiscal Year 2014-15.

IV. <u>First Quarter Operating Report</u>

Ms. Chenard said the first quarter results were generally in-line with expectations. Revenues are approximately 20%, which is higher than last year since the City did not need to process a Hewlett-Packard (HP) refund this year. The 20% was calculated prior to receiving property taxes in November 2014. Operating expenditures are on-target at 25% which is comparable to last fiscal year. Parks and Recreation runs higher than target during the summer months due to seasonal employees. Fire was also a little higher than average. Ms. Chenard referred to the debt issuance processed in September for the Fire Department's Drill Tower and reported that $3.9 million was acquired for 10 years at an interest rate of 1.7%.

Staff responded to inquiries posed by the Committee:
Regarding property tax collections, is the improved economy allowing the City to collect on back taxes?

Staff has not observed a higher influx of delinquent taxes. Collections remain comparable to prior years. The new, higher operating levy funds were received in November and the assessed value was higher than predicted.

Does a higher assessed value help the City move out of compression?

Benton County and Corvallis School District 509J are both in much higher compression than the City. The City is moving out of the minimal Measure 50 compression (decrease in values) that occurred in 2008-09. The City has never had a significant issue with delinquent taxes. The delinquency rate is less than 5%.

Ms. Chenard offered to add a segment on compression and property tax collection analysis to the next quarterly report.

Councilor Brauner said theoretically there is a 3% tax increase each year. Due to a variety of factors, the City was receiving little more than 1% for a few years. This impacts the City forever because the 3% is then calculated based on the lower prior year amount. Once this type of compression occurs, those monies are never recovered.

Ms. Brewer said the League of Oregon Cities is addressing two related issues with the Oregon Legislature: reset at sale and how the changed property ratio is dealt with in terms of new development being placed on tax roles. These two items are significant priorities in terms of mechanisms to increase the assessed value.

Councilor Brauner said these are issues that the public can understand and support. Under the current system a house assessed at $200,000 and then sold for $300,000 remains on the tax roles at $200,000. New construction values are averaged by the surrounding houses. He opined that most citizens assume the value resets at sale.

The Committee posed additional inquiries:
The first graph on page four of the report identifies the General Fund resources-by-type as 4% for property tax receipts. Is this because it is year-to-date only?

Yes.

What percent of the total revenue is property tax?

It is close to 50% in the General Fund and approximately 25% for the total of all funds. Page three of the report identifies actual General Fund figures and adopted budget. Property tax is $20 million of $42 million in revenues, so property tax is about 50% of the revenue in the General Fund and the General Fund is about 50% of the total citywide budget.

Councilor Brauner said most people do not realize the second largest revenue is franchise fees and the City's utilities also pay franchise fees into the General Fund. All utilities, public and private, pay franchise fees. The third largest revenue is transient room tax.

Ms. Chenard noted that, based on comments during the last review of the Treasury Report, staff incorporated activity information in a briefer narrative and included a link to timely economic data in lieu of the full commentary. The main report provides an overall perspective of the City's portfolio. As of the end of September, the City's portfolio totaled about $46 million and had a yield of approximately 0.6%. She said with more than $20 million received in property taxes in November, the City temporarily exceeded the State directed LGIP cap. The State is adequately collateralized for the eventuality and no longer notifies entities about reaching the cap. Councilor Brauner explained that the State understands cities have a peak at that time of year, and will take steps to correct the issue. Ms. Chenard confirmed that the City took immediate action and invested funds in other securities to return below the cap.

Ms. Chenard introduced Bill Mercer from Edward Jones Investments. Mr. Mercer served as a volunteer on the Investment Council for more than 20 years as the local expert

representative. Since the City now contracts with an external investment advisor and the Investment Council's fiduciary role is now fulfilled by ASC, Mr. Mercer will no longer actively participate unless this Committee requests his assistance with specific projects such as social investment criteria. She gave Mr. Mercer a gift and thanked him for his service.

Councilor Bull arrived at this time. Staff and the Committee briefly updated her about the meeting discussions. A brief explanation about the Quarterly Operating Report was provided along with information about the pending social investment criteria item.

The Committee unanimously recommended Council accept the first Quarter Operating Report for Fiscal Year 2014-15.

I. Meeting date, time discussion

Ms. Brewer briefed the committee on the schedule process and procedures.

The Committee agreed by consensus to meet in the Madison Avenue Meeting Room at 1:00 pm on Wednesdays following the Monday Council meetings.

V. Other Business

Ms. Brewer distributed the standing committee pending items calendar and explained that it is a planning tool only. The calendar includes target dates for specific reports and/or discussions.

The Committee discussed Government Comment Corner procedures; Councilor responsibilities; the vacant Public Information Officer position; Web calendar items; and communication between the Mayor, Council and staff.

The next Administrative Services Committee meeting is scheduled for 1:00 pm on Wednesday, January 21 in the Madison Avenue Meeting Room.

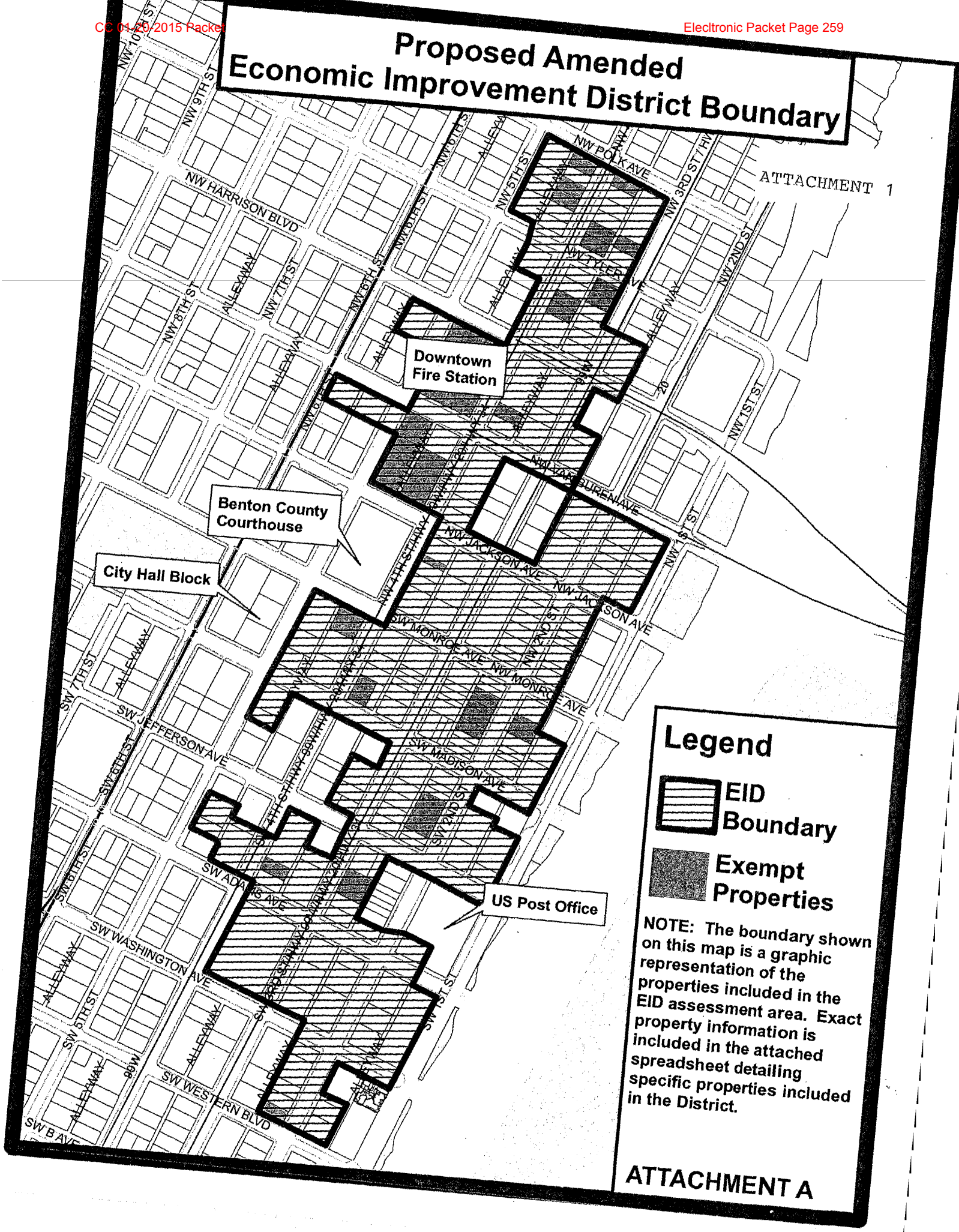
The meeting adjourned at 5:03 pm.

Respectfully submitted,

Joel Hirsch, Chair

Proposed Amended Economic Improvement District Boundary

ATTACHMENT 1



ATTACHMENT A

ATTACHMENT 2

Celebrating Main Street Leaders

Meet Joan Wessell – the Executive Director of Downtown Corvallis Association in Oregon. Joan became involved in downtown revitalization in 1984 shortly after moving from Corvallis to Coos Bay, Oregon. She served as Coos Bay Downtown Director from 1984-1987 when she went back to school. Four years after completing her masters' degree, Joan applied for the Downtown Corvallis Association leadership role and was hired on the spot. Joan will celebrate her 22nd anniversary as executive director of the Downtown Corvallis Association this year. Her community recently celebrated "Joan Wessell Day" in recognition of her many accomplishments to make Corvallis a more livable community. Learn more about Joan's 25 years on Main Street.

In the summer edition of Main Street Now, we interviewed Joan and 12 other Main Street directors who have led local Main Street programs for 25 years or more. Read the article here.

Main Street Executive Director Spotlight - Joan Wessell

Joan became involved in downtown revitalization in 1984 shortly after moving from Corvallis to Coos Bay, Oregon. She served as Coos Bay Downtown Director from 1984-1987 after which she resigned to return to Oregon State University. Four years after completing her masters' degree, Joan applied for the Downtown Corvallis Association leadership role and was hired on the spot. Joan will celebrate her 22nd anniversary as executive director of the Downtown Corvallis Association this year. Her community recently celebrated "Joan Wessell Day" in recognition of her many accomplishments to make Corvallis a more livable community.

How did you get involved with Main Street: In 1975, my family and I moved from Corvallis, Oregon to Coos Bay, Oregon and while living there, became friends with the newly-hired Coos Bay Downtown Manager. I was unsure of what ALL she did, but I volunteered for a few events anyway. When she and her husband moved out of state and they advertised her position, I applied for the job and was hired on the spot! I fell in love with the job (1984-1987)! In 1987, I moved back to Corvallis to return to Oregon State University to complete my bachelors degree (1989), continuing on to obtain my masters degree. In 1993, while job-searching, I spotted a help wanted ad for the Downtown Corvallis Association Director, so I applied and was hired on the spot! So, with student loans in tow, I accepted the job with a gigantic smile!

Why have you stayed for over 25 years? The job feeds my soul with no two days ever being the same and I love the people (Members) that I work with.

If you could give a new Main Street Manager one piece of advice, what would it be? Just relax and do your best and...NEVER STOP LEARNING HOW TO BE A BETTER DOWNTOWN DIRECTOR!!!
What is the most rewarding aspect of being a Main Street Manager? Standing back and looking at the programs and events that I created that are successful and making lots of $ for the organization I work for.
What is the most difficult aspect? The low wage and extremely long hours is challenging and the lack of a retirement plan is difficult.
In your experience, what has been the most effective means of building support for your program? Getting out into the public (presentations to service organizations; involvement in city commissions, volunteer opportunities, community events, etc) to deliver the downtown message and create a sense of awareness about the downtown program.
Describe what leading Main Street means to you. It is an opportunity to give back and make a positive contribution to the community, to get volunteers more involved in the community, and to give young people an opportunity to get better integrated into the downtown program.
Name three essential skills a Main Street Manager must have to be successful. PEOPLE SKILLS!! Organizational skills, Patience, Problem Solving, Communication Skills. (I couldn't just name 3 skills!)
Being a Main Street Manager is a demanding job, how do you avoid burnout? It helps to reinforce/remind myself each day that my dedication to the job I'm doing helps people and makes a positive difference in the downtown/community!
Why do you feel the Main Street Approach has worked so well for over 30 years? The incremental approach, community involvement, and professional management are vital to the program's success!
Is there any aspect of Main Street you would change or enhance? Consider assistance for long-term downtown directors to attend National Conferences at no cost to their organization.
Main Street Managers always have such great stories – name the funniest or craziest experience you've had on the job. It was nearing midnight (and dark) as vendors & volunteers tore down canopies at our annual Red White & Blue Festival. One volunteers thoughtfully laid a canopy (in a black bag) on the asphalt rather than propping it up against the fence, as he feared it might fall and hurt someone. As I rushed around helping with take-down, a volunteer handed me a travel mug asking if I knew the owner, I answered that it belonged to the person who had just taken down the canopy (in the black bag) and I turned toward him with his mug, tripping over the (unseen) black bag, falling full on my face onto the asphalt! Volunteers cautioned me to lie down, which caused my bleeding nose to fill my throat with blood! With vendors and volunteers gathering around, (someone called an ambulance!) I was becoming embarrassed and just wanted to finish our job! After answering some questions from the ambulance crew, I informed that I didn't want to be transported to hospital, I rested up a bit, took a couple of aspirins, finished our festival take down and went home with another festival memory under my belt!
Describe how you've seen the Main Street movement evolve over the years. I've seen a new awareness & reawakening around the country to the value of healthy downtowns and community involvement in maintaining Downtown's buildings and business vitality throughout the U.S.
Name a project or accomplishment that you are most proud of during your time with Main Street? I have 3 of which I am proud: (1) Requesting funds from the City to establish 3 zero-percent interest loan programs to assist business & building owners with improving their buildings (facade, interior, & upper floor). Since inception, the program has assisted with over 2 million $ in improvements. (2) Establishing a twice-yearly wine walk "Rhapsody in the Vineyard" in 2003 that gains in popularity (retail & winery participation) & customer attendance each time we present. The event provides customers with exposure to Downtown businesses. (3) The 20-year run of an Independence Day Festival, "Red White & Blue Riverfront Festival" that is a community favorite & significant fundraiser for the Downtown Association.

MEMORANDUM

DATE: November 24, 2014
TO: Administrative Services Committee
FROM: Tom Nelson, Economic Development Manager
SUBJECT: First Quarter Fiscal Year 2014-15 Visit Corvallis Program Review

I. Issue

Review and acceptance of the Visit Corvallis first quarter report for Fiscal Year 2014-15.

II. Background

The City of Corvallis budgeted $428,330 for Visit Corvallis in FY 2014-15. The City will provide monthly payments of $35,694, and a final payment of $35,696. The City has funded $107,082 in the first quarter. During the first quarter expenditures exceeded budgeted revenues due to the large carry-over from the past fiscal year and the need to increase marketing expenditures. The City's contract with Visit Corvallis requires the agency to submit quarterly reports of all activities.

III. Discussion

Attached is the first quarter report submitted by Visit Corvallis (Attachment A). The Visit Corvallis Financial Statements (Attachment B) were reviewed by the City's Finance staff and found to be in compliance with their agreement with the City (Attachment C).

Visit Corvallis was provided with a copy of this report and has been invited to attend and address the Administrative Services Committee.

IV. Action Requested

Review the report and recommend Council acceptance of the Visit Corvallis first quarter report for Fiscal Year 2015.

REVIEW AND CONCUR:

Janet Chenard
Interim Finance Director

REVIEW AND CONCUR:

Nancy Brewer
City Manager *Pro Tem*

Visit Corvallis

Quarterly Community Report - July, August, September 2014

Executive Director's Report

We are very pleased to report that both July and August of this year were significantly up, both in occupancy and Average Daily Rate, over this time last year. Occupancy was up 9% in July and 9.4% in August. Average Daily Rate was up 5.2% in July and 6.2% in August. September numbers are not yet in.

First Quarter Highlights

What a very busy summer! We hosted two "familiarization trips" with a group of meeting planners and a group of group tour planners, looking to secure more meetings and more group tour leisure travel for Corvallis in the coming year.

Through our involvement with the Willamette Valley Visitors Association, we had the opportunity to participate in Feast Portland, a huge wine and food festival that is held each year in September. We had two chefs from our area represent Corvallis the first afternoon next to the wine garden where we garnered lots of media attention which was terrific.

We also hosted six national media writers at Gathering Together Farm on their way to Feast. We have bids out on several conferences for the end of this year, one in February 2015 and one in October 2016.

We participated in the first Strategic Arts Planning Meeting in August and worked with Corvallis Beer Week to capture images and to add another events into the mix.

On an administrative note, we are looking to replace our Travel Trade/Conference Services Manager, who resigned in August and we held our Annual Meeting in September. This is the meeting where we elect new officers for the Board of Directors and confirm other officers that have been elected to the Board by our membership.

The slate of officers for 2014-2015 are: Marti Barlow (Concierge to Go), President; Lainey Dyer (Lainey Dyer Photography), Vice-President; Jen Humcke (OSU Federal Credit Union), Treasurer; David Gerkman (Hilton Garden Inn), Secretary; and Tom Johns (Emerson Vineyards), Past President.

Newly elected Board members are: Kavinda Arthenayake, David Gerkman, Linda van Powell and Tom Johns.

The remaining Board members are: Michael Dalton, Carole Hobrock, Scottie Jones, Randy Joss, Bre Kerkvliet-Miller, Shanan LeBre, Kate Lynch, Mike Ripley, and Lonny Wunder. Our City Liaison is Biff Traber. Ex-officio Directors are: the President of the Chamber Board of Directors, Tom Nelson and Melody Oldfield.

Visitors Information Report

During the months of July, August and September, 2014 we greeted a total of 1,319 walk-in visitors, a 47% increase from the same time last year. The increase is partially due to ODOT completing the installation of proper signage to our facility. We distributed 1,450 visitor guides, and 1,600 maps to Corvallis lodging properties, OSU and various other Corvallis businesses upon request.

Lead requests received for our visitor guide through VisitCorvallis.com, OregonWineCountry.org and leads received in response to online & print advertisement placed by Visit Corvallis and/or the Willamette Valley Visitors Association totaled 8,200. Relocation packet requests received through VisitCorvallis.com totaled 22 for the quarter.

Eight hundred and eighty Table Tents promoting Corvallis and Benton County events occurring during the months of July/August and September/October were distributed to local restaurants and other various businesses in the city and county.

Social and Digital Media Report

Google Analytics has recently updated its metrics, and some terms have changed or been replaced with new metrics.

VisitCorvallis.com had 62,002 sessions (period of time the user is actively engaged with the site) between August and September, up 9.5% from last year. We had 46,650 users (visitors who have had at least one session, includes new and returning visitors), up almost 13% from last year.

Our pageviews are down 12% from last year, from 163,632 to 143,779. We're still hunting for a good plugin to refer traffic to similar articles on our site, to help bring this number back up.

Our top five traffic-referring sites this quarter were, in order from most to least, our Tumblr blog, Facebook's mobile site, CorvallisOregon.gov, Facebook.com and i.facebook.com (a Facebook app).

Our most popular pages, not including our home page, were the events calendar, our "Things to Do" landing page, our "Seven Wonders of Corvallis" campaign page, our "Coming up in Corvallis" landing page, and our "Dining" landing page.

We sent 11,272 outclicks to our members and area businesses this quarter, down 35% from last year. The top five receivers of traffic were the Bounty of Benton County, the Farmers Market, the City of Corvallis events calendar, the Fall Festival and Corvallis Comfort Suites.

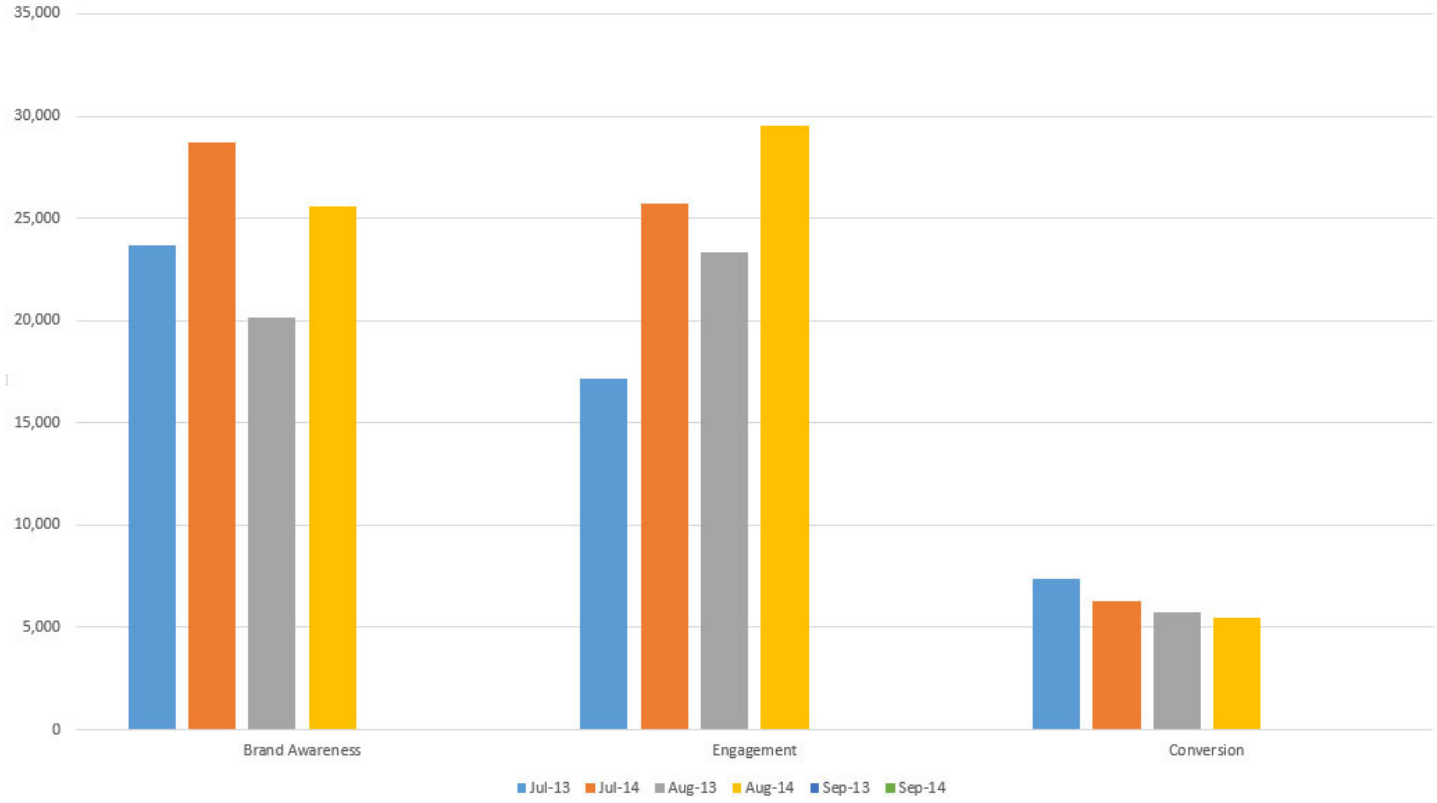
Several of the top receiving sites this quarter were for events where we provided a lot of necessary information on our site. This may have led to the drop in click-throughs, as visitors didn't need to go to other sites for information. We'll look at reworking these entries to promote more click-throughs to member sites.

Our Facebook Page's post reach and engagement remain very good despite recent changes to Facebook's newsfeed algorithm. Twitter's newly-released analytics report that our tweets have had 115.9K impressions this quarter. Other social media sites currently lack meaningful metrics.

Visit Corvallis

Quarterly Community Report - July, August, September 2014

Brand Awareness, Engagement & Conversion Metrics, 2013 - 2014



	Brand Awareness	Engagement	Conversion
July 2013	23,677	17,174	7,379
July 2014	28,731	25,729	6,317
August 2013	20,117	23,338	5,772
August 2014	25,575	29,511	5,458
September 2013	0	0	0
September 2014	0	0	0

The Brand Awareness, Engagement and Conversion numbers for September 2014 aren't yet available.

ATTACHMENT B

First Quarter Report

(July through September, 2014)

5:28 PM

10/15/14

Accrual Basis

Visit Corvallis

Balance Sheet

As of September 30, 2014

	Sep 30, 14
ASSETS	
Current Assets	
Checking/Savings	
Checking - OSUFCU	38,487.34
Money Market-OSUFCU	20,506.40
Paypal Checking	463.45
Savings - OSUFCU	5.00
Total Checking/Savings	59,462.19
Accounts Receivable	
Accounts Receivable	439.20
Total Accounts Receivable	439.20
Other Current Assets	
Petty Cash	40.00
Total Other Current Assets	40.00
Total Current Assets	59,941.39
Fixed Assets	
Accumulated Depreciation	-1,997.98
Office Equipment & Furniture	12,147.30
Total Fixed Assets	10,149.32
Other Assets	
Rent Deposit	1,700.00
Total Other Assets	1,700.00
TOTAL ASSETS	**71,790.71**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
OSU Fed Visa	2,313.26
Total Credit Cards	2,313.26
Other Current Liabilities	
Corvallis Book Sales	449.20
Payroll Liabilities	-195.00
Payroll liabilities - Other	5,234.21
Payroll tax liabilities	5,234.14
Total Other Current Liabilities	10,722.55
Total Current Liabilities	13,035.81
Total Liabilities	13,035.81
Equity	
Net Assets	83,263.93
Net Income	-24,509.03
Total Equity	58,754.90
TOTAL LIABILITIES & EQUITY	**71,790.71**

5:22 PM
10/15/14
Accrual Basis

Visit Corvallis

Profit & Loss

July through September 2014

	Jul - Sep 14
Ordinary Income/Expense	
Income	
City of Corvallis	107,082.00
Interest Income	5.16
Membership	50.00
Relocation Packets	9.00
Souvenir Income	12.42
Total Income	107,158.58
Expense	
Administration	12,947.94
Conferences/Education	1,192.03
Marketing/Advertising	35,159.81
Marketing/Community Relations	223.49
Marketing/Contract Services	2,600.00
Marketing/Dues	5,065.00
Marketing/Entertainment	200.51
Marketing/Festivals	8,877.75
Marketing/Internet	1,072.71
Marketing/Postage-Shipping	4,305.16
Marketing/Printing	225.00
Marketing/Promotions	34.99
Marketing/Research	2,000.00
Marketing/Sales Trips	6,202.24
Marketing/Sports Grants	755.00
Marketing/Telephone	87.82
Marketing/Visitor Services	850.40
Payroll Expenses	28.45
Personnel	49,839.31
Total Expense	131,667.61
Net Ordinary Income	-24,509.03
Net Income	**-24,509.03**

5:24 PM
10/15/14
Accrual Basis

Visit Corvallis

Profit & Loss Prev Year Comparison

July through September 2014

	Jul - Sep 14	Jul - Sep 13	$ Change	% Change
Ordinary Income/Expense				
Income				
City of Corvallis	107,082.00	97,086.00	9,996.00	10.3%
Income/Misc	0.00	57.99	-57.99	-100.0%
Interest Income	5.16	6.18	-1.02	-16.5%
Membership	50.00	0.00	50.00	100.0%
Relocation Packets	9.00	9.00	0.00	0.0%
Souvenir Income	12.42	30.01	-17.59	-58.6%
Total Income	107,158.58	97,189.18	9,969.40	10.3%
Expense				
Administration	12,947.94	12,943.89	4.05	0.0%
Conferences/Education	1,192.03	2,115.00	-922.97	-43.6%
Marketing/Advertising	35,159.81	29,197.42	5,962.39	20.4%
Marketing/Community Relations	223.49	113.00	110.49	97.8%
Marketing/Contract Services	2,600.00	2,900.00	-300.00	-10.3%
Marketing/Convention Servicing	0.00	150.00	-150.00	-100.0%
Marketing/Dues	5,065.00	4,812.00	253.00	5.3%
Marketing/Entertainment	200.51	253.98	-53.47	-21.1%
Marketing/Festivals	8,877.75	11,651.00	-2,773.25	-23.8%
Marketing/Internet	1,072.71	956.93	115.78	12.1%
Marketing/Postage-Shipping	4,305.16	1,411.60	2,893.56	205.0%
Marketing/Printing	225.00	192.24	32.76	17.0%
Marketing/Promotions	34.99	4,722.41	-4,687.42	-99.3%
Marketing/Research	2,000.00	2,000.00	0.00	0.0%
Marketing/Sales Trips	6,202.24	1,139.30	5,062.94	444.4%
Marketing/Sports Grants	755.00	1,827.88	-1,072.88	-58.7%
Marketing/Telephone	87.82	88.43	-0.61	-0.7%
Marketing/Visitor Services	850.40	1,181.80	-331.40	-28.0%
Payroll Expenses	28.45	34.80	-6.35	-18.3%
Personnel	49,839.31	52,148.06	-2,308.75	-4.4%
Total Expense	131,667.61	129,839.74	1,827.87	1.4%
Net Ordinary Income	-24,509.03	-32,650.56	8,141.53	24.9%
Net Income	**-24,509.03**	**-32,650.56**	**8,141.53**	**24.9%**

ATTACHMENT C

Finance Department
500 SW Madison Avenue
Corvallis, OR 97333
541-766-6990
541-754-1729

MEMORANDUM

11/18/14

TO: Tom Nelson, Economic Development

FROM: Julian Contreras, Financial Services Manager

SUBJECT: Visit Corvallis Financial Report – First Quarter, FY 14/15

This review consists of inquiries and analytical procedures and is very limited in nature. The financial statements have not been reviewed by a Certified Public Accountant and are the representation of the management of Visit Corvallis. Visit Corvallis uses the accrual method of accounting.

During the first quarter of fiscal year 2014/2015, Visit Corvallis reported revenues of $107,159 and expenditures of $131,668, resulting in net loss of $24,509. Visit Corvallis maintains a strong cash position, with current assets totaling $59,941 and current liabilities of $13,036.

The City of Corvallis budgeted $428,330 for Visit Corvallis for fiscal year 2014/2015 in monthly payments of $35,694 with a final payment of $35,696. The City has funded a total of $107,082 in the first quarter, which has been accurately accounted for on the Visit Corvallis report. The City funding represents over 99% of all revenue for the quarter.

Acceptance of the Visit Corvallis quarterly report is recommended.

MEMORANDUM

DATE: December 3, 2014
TO: Administrative Services Committee
FROM: Ken Gibb, Community Development Director
SUBJECT: Downtown Corvallis Association First Quarter FY 14-15 EID Program Review

I. Issue

Review and acceptance of Downtown Corvallis Association's Economic Improvement District Program first quarter report for FY 14-15.

II. Background

The City Council, on July 16, 2012, approved Ordinance 2012-14, amending Municipal Code Chapter 10.07 (Economic Improvement District), establishing a boundary, and imposing assessments on property within the Downtown Voluntary Economic Improvement District (EID). The EID provides specific benefits to the members of the District by promoting commercial activity and public events in the Downtown district. Pass through revenue billed for FY 14-15 is $89,978.26.

The Community Development Department administers the invoicing of EID participants, the "pass-through" payment of these program funds to the Downtown Corvallis Association (DCA), as well as the contract with the DCA. In support of these City services, the DCA pays an annual fee of $3,585. The contract requires that the DCA provide quarterly financial reports to the City that provide at a minimum, 1) a balance sheet as of the last day of the quarter, 2) a comparison of actual revenues and expenses through the quarter and 3) a brief summary of services performed.

Attached is the first quarter report submitted by the DCA (Attachment A). The DCA has been provided with a copy of this report and invited to attend and address the Committee.

IV. Action Requested

That the Administrative Services Committee consider this report and recommend City Council approve acceptance of the Downtown Corvallis Association's FY 14-15 EID Program first quarter report.

REVIEW AND CONCUR:

12/23/14

Janet Chenard AIC
Interim Finance Director

REVIEW AND CONCUR:

Nancy Brewer
City Manager Pro Tem

A Main Street Community
460 SW Madison, Suite 9
Corvallis OR 97333
PO Box 1536
Corvallis OR 97339
(541) 754-6624
FAX (541) 758-4723
www.downtowncorvallis.org

Board Members
Liz Coulombe, President
Citizens Bank
Fred Edwards, Vice-President
Knight Vision Security
Steve Hessel, Treasurer
Downtown Property Owner
John Coleman, Secretary
Coleman Jewelers
Greg Teune,
Holiday Inn Express
Luisa Arreola,
Footwise
Elizabeth Foster,
Town & Country Realty
Randy Joss,
KEZI9
Jennifer Moreland
Zooeys/Heartland Hum. Soc.
John Semadeni
Corvallis Cyclery

Joan Wessell,
Executive Director
joan@downtowncorvallis.org

Ex-Officio
City Council
Corvallis Police Dept.
Corvallis Tourism
City Planning
Corvallis Chamber
Corvallis Econ. Dev. Manager

To: City of Corvallis – Planning Department
From: Joan Wessell, Executive Director
Downtown Corvallis Association
Date: 6 October 2014
Subject: 2014-2015 1st Quarterly Report and
2012-17 Economic Improvement District

The Downtown Corvallis Association, continues offering economic development services and keeping proper watch of Downtown vacancies and potential business tenants for Downtown Corvallis to the benefit of the Corvallis community.

Through delivery and oversight of quality, personal economic development services, the DCA helps make and keep Corvallis a more livable community. A few of those services include: thoughtful/strategic business recruitment and business retention activities, continuing education and ongoing business training, advocacy for Downtown businesses, promotional activities to ramp up pedestrian foot traffic, and activities and events that give business' more/better exposure to strengthen Downtown's economy. In an effort to strengthen the collegiality of Downtown business owners, the DCA sponsors monthly gatherings allowing folks to become better acquainted, including: monthly Membership meetings, Downtown After Hours networking, and Downtown Red Carpet Welcomes for new businesses, etc. Regularly, the DCA receives communication from Members expressing appreciation for giving them these valuable services.

Since submission of the last Quarterly report, The Downtown Corvallis Association has hosted/sponsored three (3): Downtown After Hours networking socials, Membership Meetings, Board of Directors meetings, Design Committee, Economic Enhancement, & Promotions/Marketing Committee meetings, 8 Downtown Red Carpet Welcomes, 3 Science Pubs, Red White & Blue Riverfront Festival on July 3rd & 4th, and is currently planning for Halloween's Downtown Trick or Treat for the community's ghosts & goblins, and partnering with Corvallis Lions Club on Corvallis Community Christmas Parade, and Community Outreach on 2015 Festival of Trees.

Downtown Corvallis property owners continue to (voluntarily) pay their Economic Improvement District (EID) assessments which provide funds allowing the organization's office doors to remain open. The DCA appreciates City Staff for collecting and passing through those vital assessments.

DOWNTOWN CORVALLIS ASSOCIATION
BALANCE SHEET
September 30, 2014

ASSETS	
Checking and Savings accounts	278,143.50
Other Current Assets	350.20
Fixed Assets	2,745.52
Façade Improvements loans	0.00
UF Residential loans	0.00
Interior Development Loans	11,667.51
TOTAL ASSETS	**292,906.73**
LIABILITIES & EQUITY	
Accounts Payable	0.00
Other Current Liabilities	30,715.76
Total Equity	262,190.97
TOTAL LIABILITIES & EQUITY	**292,906.73**

PROFIT AND LOSS
September 30, 2014

	Month	Year-to-Date	Budget 2013-2014	Remaining Budget
INCOME				
General Revenue	159.77	4,898.96		(4,898.96)
Program Revenue	159.00	354.00		(354.00)
Red, White & Blues	5,604.00	31,827.97		(31,827.97)
Rhapsody	9,535.00	12,600.00		(12,600.00)
Promotions	0.00	0.00		0.00
TOTAL INCOME	**15,457.77**	**49,680.93**	**0.00**	**(49,680.93)**
EXPENSE				
Personnel	8,836.52	25,491.72		(25,491.72)
Services and supplies	1,518.84	5,756.97		(5,756.97)
Programs	503.51	832.04		(832.04)
Red, White & Blues	0.00	19,840.23		(19,840.23)
Rhapsody	5,616.90	7,243.54		(7,243.54)
Promotions/OSU	0.00	0.00		0.00
TOTAL EXPENSE	**16,475.77**	**59,164.50**	**0.00**	**(59,164.50)**
NET INCOME	**(1,018.00)**	**(9,483.57)**	**0.00**	**9,483.57**

Plus: Beginning unrestricted cash balance	
Checking/Money Market	
Held in reserve - Contingency Fund	
Total beginning cash	**0.00**
Net Excess (deficit) budgeted for 2014-2015	**0.00**

Downtown Corvallis Association, Inc.

Budget Comparison
As of September 30, 2014

	Month Of Sept	7/1/14 Through Sept 2014	7/1/13 Through Sept 2013	Annual Budget	Percent Annual Budget
Income					
General Revenue					
EID Receipts	0.00	2,771.41	30,829.89		0.0%
Improvement Contributions	0.00	0.00	0.00		0.0%
Membership Dues	0.00	1,116.25	1,126.50		0.0%
Interest Income	15.20	46.73	39.59		0.0%
Rental Income - Sublet	0.00	820.00	1,230.00		0.0%
Miscellaneous	144.57	144.57	0.00		0.0%
Reimbursed Expenses	0.00	0.00	0.00		0.0%
Program Fees	0.00	0.00	0.00		0.0%
Total General Revenue	**159.77**	**4,898.96**	**33,225.98**	**0.00**	**0.0%**
Program Revenue					
Membership Workshops	0.00	0.00	0.00		0.0%
Christmas Lights	0.00	0.00	0.00		0.0%
Website/Newsletter Advertising	0.00	0.00	0.00		0.0%
Group advertising	0.00	0.00	0.00		0.0%
Directory advertising	0.00	0.00	0.00		0.0%
Fund Raiser	0.00	25.00	0.00		0.0%
Fund Raiser - DT After Hours	159.00	329.00	410.50		0.0%
Design Aesthetics	0.00	0.00	0.00		0.0%
Red, White & Blue	5,604.00	31,827.97	29,652.08		0.0%
Total Program Revenue	**5,763.00**	**32,181.97**	**30,062.58**	**0.00**	**0.0%**
Promotions Revenue					
Promotions - Misc	0.00	0.00	0.00		0.0%
Rhapsody in the Vineyard	9,535.00	12,600.00	12,270.00		0.0%
Total Promotions Revenue	**9,535.00**	**12,600.00**	**12,270.00**	**0.00**	**0.0%**
TOTAL INCOME	**15,457.77**	**49,680.93**	**75,558.56**	**0.00**	**0.0%**

Expense					
Administration - Personnel					
Personnel	7,400.00	21,858.78	20,683.00		0.0%
Accrued Vacation Expense	0.00	0.00	0.00		0.0%
Director - Medical Benefit	534.00	848.70	958.50		0.0%
Director - Expense	0.00	0.00	0.00		0.0%
Contract Labor	0.00	0.00	0.00		0.0%
Staff Expenses	0.00	0.00	0.00		0.0%
Volunteer - Expense	132.40	497.68	430.29		0.0%
Staff Development	0.00	0.00	77.15		0.0%
Payroll taxes	577.39	1,700.56	1,598.36		0.0%
Workers Compensation	3.93	19.60	18.90		0.0%
IRA Expense	188.80	566.40	566.40		0.0%
Total Personnel	**8,836.52**	**25,491.72**	**24,332.60**	**0.00**	**0.0%**
Administration - Services & Supplies					
Accounting	0.00	484.10	549.00		0.0%
Accounting Review	0.00	0.00	925.00		0.0%
Bad Debt	0.00	0.00	0.00		0.0%
Bank Charges	0.00	0.00	15.00		0.0%
Subscriptions	0.00	0.00	0.00		0.0%
Insurance	0.00	0.00	0.00		0.0%
Equipment Replacement	0.00	0.00	0.00		0.0%
Equipment Lease	233.21	722.95	683.97		0.0%
Office Supplies	0.00	430.95	415.10		0.0%
Permits & Fees	137.00	277.00	273.00		0.0%
Postage	0.00	97.57	17.33		0.0%
Rent	810.00	2,430.00	2,430.00		0.0%
Utilities	72.03	216.99	222.66		0.0%
Miscellaneous	0.00	0.00	28.00		0.0%
Repair & Service Equipment	0.00	279.55	0.00		0.0%
Telephone/Cell	266.60	817.86	929.25		0.0%
Depreciation	0.00	0.00	0.00		0.0%
Total Services & Supplies	**1,518.84**	**5,756.97**	**6,488.31**	**0.00**	**0.0%**
Programs					
Membership Drive	0.00	8.50	33.59		0.0%
Red Carpet Welcome	0.00	8.50	36.05		0.0%
Downtown Updates	0.00	0.00	0.00		0.0%
Website Updates	0.00	0.00	0.00		0.0%
Meetings & Public Relations	97.95	287.18	510.44		0.0%
Design Committee	0.00	0.00	0.00		0.0%
Design Committee-Awards	0.00	0.00	0.00		0.0%
Mainstreet Expenses	0.00	0.00	18.12		0.0%
Mainstreet Dues	350.00	350.00	0.00		0.0%
EID Expense	0.00	0.00	0.00		0.0%
EID Task Force Expense	0.00	0.00	0.00		0.0%
EID Expense-City Collection Fee	0.00	0.00	0.00		0.0%
Annual Reports, proposal	0.00	0.00	0.00		0.0%
Misc. Printing	0.00	0.00	0.00		0.0%
Directory Printing	0.00	0.00	0.00		0.0%
OSU Relations	0.00	8.50	0.00		0.0%
Christmas Lights	0.00	0.00	0.00		0.0%
Flower Baskets	0.00	0.00	18.62		0.0%
Design Aesthetics	0.00	0.00	0.00		0.0%
Design Aesthetics-Reimbursement	0.00	0.00	0.00		0.0%
Fund Raiser	0.00	0.00	0.00		0.0%
Economic/Image Enhancement	55.56	169.36	181.24		0.0%
Total Programs	**503.51**	**832.04**	**798.06**	**0.00**	**0.0%**

Promotions					
Red, White & Blue	0.00	19,840.23	20,437.88		0.0%
Promotions - Misc	0.00	0.00	285.00		0.0%
Rhapsody in the Vineyard	5,616.90	7,243.54	4,250.34		0.0%
Total Promotions	**5,616.90**	**27,083.77**	**24,973.22**	**0.00**	**0.0%**
Total expense	**16,475.77**	**59,164.50**	**56,592.19**	**0.00**	**0.0%**
Excess (deficit) income over expense	**(1,018.00)**	**(9,483.57)**	**18,966.37**	**0.00**	

Plus: Beginning restricted/unrestricted cash balance	
Checking/Money Market	
Held in reserve-Contingency Fund	
Total beginning cash	**0.00**
Net Excess (deficit) budgeted for 2014-2015	**0.00**

10/05/14

Downtown Corvallis Association, Inc.
Balance Sheet
As of September 30, 2014

	Sep 30, 14
ASSETS	
Current Assets	
Checking/Savings	
1010 · Cash - Umpqua Bank	12,690.13
1015 · MMF - Umpqua Bank	172,255.59
1050 · Cash - US Bank-EID	7,187.62
1104 · MMF-Citizens-Design Committee	2,680.42
1106 · Cash-Citizens-RW&B	23,488.76
1109 · MMF-Citizens-Facade/Upper Floor	
1109-1 · Designated City Funds	59,632.49
1109-2 · Undesignated Funds	208.49
Total 1109 · MMF-Citizens-Facade/Upper Floor	59,840.98
Total Checking/Savings	278,143.50
Other Current Assets	
1116 · Prepaid Expenses	
1120 · Rent	350.20
Total 1116 · Prepaid Expenses	350.20
Total Other Current Assets	350.20
Total Current Assets	278,493.70
Fixed Assets	
1258 · Fixed Asset	13,750.39
1259 - Accumulated depreciation	-11,004.87
Total Fixed Assets	2,745.52
Other Assets	
1800 · Interior Development Loans	
1806 · Flat Tail	4,333.59
1807 · Brew BQ	1,000.11
1808 · Ron & Garnetta Day	333.43
1809 · Aqua	6,000.38
Total 1800 · Interior Development Loans	11,667.51
Total Other Assets	11,667.51
TOTAL ASSETS	**292,906.73**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 · Pass-thru money	74.54
2115 · Gift certificates o/s	1,966.44
2125 · Compensated Absences	25,920.00
2142 · Federal/FICA/Medicare	2,274.18
2143 · State Withholding	430.00
2144 · Federal Unemployment	5.01
2145 · State Unemployment	23.37
2146 · Workers Compensation	22.22
Total Other Current Liabilities	30,715.76
Total Current Liabilities	30,715.76
Total Liabilities	30,715.76
Equity	
3312 - Reserved - City loan $	71,300.00
3318 - Undesignated funds	-3,835.80
3311 · Designated - Christmas	3,471.66
3900 · Retained Earnings	200,738.68
Net Income	-9,483.57

10/05/14

Downtown Corvallis Association, Inc.
Balance Sheet
As of September 30, 2014

	Sep 30, 14
Total Equity	262,190.97
TOTAL LIABILITIES & EQUITY	292,906.73

10/05/14

Downtown Corvallis Association, Inc.
Income Statement
September 2014

	Sep 14	Jul - Sep 14
Ordinary Income/Expense		
Income		
General Revenue		
4110 - EID Receipts	0.00	2,771.41
4120 - Membership dues	0.00	1,116.25
4141 - Interest Income	15.20	46.73
4160 - Miscellaneous	144.57	144.57
4195 · Rental Income - Sublet	0.00	820.00
Total General Revenue	159.77	4,898.96
Program Revenue		
4260 - Fund Raiser		
4260-1 · Fundraiser	0.00	25.00
Total 4260 - Fund Raiser	0.00	25.00
4265 · Fund Raiser - DT After Hours		
4265-1 · Entry Fees	138.00	265.50
4265-2 · Bucket of Bucks	21.00	63.50
Total 4265 · Fund Raiser - DT After Hours	159.00	329.00
4310 - Red, White & Blue		
4310-1 · Beer	5,604.00	7,004.00
4310-2 · Gate	0.00	11,173.80
4310-3 · Sponsors	0.00	3,935.00
4310-4 · Vendor	0.00	9,435.17
4310-5 · Miscellaneous	0.00	280.00
Total 4310 - Red, White & Blue	5,604.00	31,827.97
Total Program Revenue	5,763.00	32,181.97
Promotions Revenue		
4460 · Rhapsody in the Vineyard	9,535.00	12,600.00
Total Promotions Revenue	9,535.00	12,600.00
Total Income	15,457.77	49,680.93
Expense		
Administration		
Personnel		
5105 · Personnel	7,400.00	21,858.78
5120 - Director-Medical Benefit	534.00	848.70
5150 - Volunteer expense	132.40	497.68
5180 - Payroll Taxes	577.39	1,700.56
5190 - Workers Compensation	3.93	19.60
5195 · IRA Expense	188.80	566.40
Total Personnel	8,836.52	25,491.72
Services and supplies		
5410 - Accounting	0.00	484.10
5460 - Office supplies	0.00	430.95
5470 - Permits & fees	137.00	277.00
5480 - Postage	0.00	97.57
5490 - Rent	810.00	2,430.00
5600 - Utilities	72.03	216.99
5620 - Repair & service equip.	0.00	279.55
5630 - Telephone/Cell	266.60	817.86
5456 · Equipment Lease	233.21	722.95
Total Services and supplies	1,518.84	5,756.97
Total Administration	10,355.36	31,248.69
Programs		
6110 - Membership Drive	0.00	8.50
6180 - Meetings & public relati	97.95	287.18
6185 · Red Carpet Welcome	0.00	8.50
6420 - Mainstreet Dues	350.00	350.00

10/05/14

Downtown Corvallis Association, Inc.
Income Statement
September 2014

	Sep 14	Jul - Sep 14
6570 · OSU Relations	0.00	8.50
6580 · Economic/Image Enhancement	55.56	169.36
Total Programs	503.51	832.04
Promotions		
7110 - Red, White & Blue		
7110-1 · Advertising	0.00	375.00
7110-2 · Entertainment	0.00	9,787.00
7110-3 · Infrastructure	0.00	3,110.75
7110-4 · Miscellaneous	0.00	2,921.00
7110-5 · Beer	0.00	3,131.73
7110-10 · Volunteer Expense	0.00	514.75
Total 7110 - Red, White & Blue	0.00	19,840.23
7125 · Rhapsody in Vineyard	5,616.90	7,243.54
Total Promotions	5,616.90	27,083.77
Total Expense	16,475.77	59,164.50
Net Ordinary Income	-1,018.00	-9,483.57
Net Income	-1,018.00	-9,483.57

MEMORANDUM

December 29, 2014

TO: Administrative Services Committee

FROM: Janet Chenard, Interim Finance Director

SUBJECT **First Quarterly Operating Report**

I. Issue

To review and accept the First Quarterly Operating Report for FY 14-15.

II. Discussion

The First Quarterly Operating Report (QOR) is available for review on the City's website, and was published a few days after the 45-day deadline established in Council Policy, due to prioritization of work efforts with reduced City staffing. Overall, first quarter results were generally in line with expectations, and even showed some improvement in certain funds.

Total revenues were almost exactly 20% of budget year-to-date in FY 14-15, which is a bit higher than FY 13-14's 17% at first quarter end. The lower percentage last year was largely due to the $1.4 million refund in respect of the Hewlett-Packard appeal made in July 2013. All operating revenue categories were roughly $4.7million higher year-over-year in total, with the exception of intergovernmental grants (where federal operating grant receipts in the Transit fund were running about $200,000 higher in the same period of FY 13-14).

Operating expenditures across departments were on target at about 25% of the amended budget, but almost 2% higher than the same time the prior year. Parks & Recreation typically runs higher than target in the summer months due to seasonal employees. The Fire department was higher than usual in the first quarter of FY 14-15 due to nearly $134,000 of its $220,000 overtime expenditure budget having been incurred for significant August conflagrations and the Timberhill fire in September. The Finance Department spending rate increased and City Manager's Office decreased in terms of percent of budget expended, based on insurance premiums for risk management now being paid by Finance.

In summary, financial performance for the organization was generally at expected levels. Several items are noted below for particular attention:

- General Fund – The financial plan's green and yellow line status at the end of the first quarter of negative $6.3 million is typical for this point in the year, as the City awaits its first turnover of property taxes in November. Most revenues are coming in above target and the prior year, however departmental expenditures continue to run very close to or over the 25% mark as of quarter end. In particular, Fire has had two significant cashouts as well as substantial unbudgeted overtime, resulting in a first quarter finish at 29% of adopted budget. The department expects to receive conflagration funding from the Oregon Office of the State Fire Marshal for approximately $93,000 to offset the costs incurred for the August 2014 Beaver Complex fire. If savings cannot be found elsewhere to absorb the other unanticipated overages, a supplemental budget using this funding may be needed.
- The Community Development Revolving Fund ended FY 13-14 with a marginally positive cash and fund balance, but it was back in the red as of first quarter end, awaiting grant reimbursements for summer spending on housing projects and staff costs. With a recent reorganization and other plans in progress to stabilize revenues and expenditures for housing services, staff hopes to soon ensure sustainable Fund operations.
- City-wide Investment portfolio – please note that a new streamlined version of the City's monthly Treasury report was published for October and November, as per input received offline from ASC's Councilor Traber. Additional feedback is welcome for future report format changes. Also, Council follow-up from staff on requested social criteria options for corporate investment will be forthcoming early next year, once staff has had an opportunity to collaborate with GPA, the City's investment advisor, as well as other comparator local governments on this topic.

Please note that an income statement for each fund and the Council Goals update as of September 30, 2014 are linked to the full 14-page online quarterly operating report, to provide ASC with more detail on the City's current financial position.

The Capital Project budget is just under 10% expended at the end of the first quarter. It is typical for capital project spending to be lower in the early part of the fiscal year, when projects are still being bid and designs finalized, or due to summer construction projects being delayed or coming in under budget. The following projects had substantial progress or were completed as of the end of the first quarter: the storm drain replacement and sewer rehabilitation projects were completed at 15th St. and Washington Way, and progress was made on the railroad equipment installation and traffic signal work related to that improvement project; and construction on the water distribution system infrastructure rehabilitation project was completed except for patch paving of one street. With the sale of $3.9 million in 10-year full faith and credit bonds at a true interest cost of 1.71% on September 23, 2014, staff is now forging ahead on construction work for the fire training facility, which is expected to be completed by April 2015. A supplemental budget was brought to Council for approval in December 2014 to add to adopted appropriations for the incremental costs realized during the design and bid process for this project.

III. Requested Action

Review the First Quarterly Operating Report, and recommend the City Council accept the report.

Review & Concur:

City Manager *Pro Tem*

1st Quarter Financial Summary FY 2014-15

This report provides summary information on the City's financial status as of the end of September, 2014; more detailed comparative income statement form data is available on-line at this link.

PERFORMANCE AT A GLANCE (YEAR TO DATE)		COMMENTS
GENERAL FUND		
General Fund Expenditure vs. Revenue	WATCH	Revenues appear under target until property taxes are received in Q2, though department spending is at appropriate levels for this point in the fiscal year. Property tax receipts are better this year due to no Hewlett-Packard refund that led to negative prior year results.
Property Tax Revenue	POSITIVE	Property tax receipts will lag budgeted levels until turnovers start in November when the majority of funds will be received for the year. Per 2014 tax certifications, AV growth of 4.5% appears promising to improve Revised revenue over Adopted projections.
Transient Room Tax	POSITIVE	Q1 receipts are up 14% over prior year actuals, and on track to exceed budget. The increase likely stems from great summer weather and higher enrollment at OSU this fall.
Franchise Fees	POSITIVE	Franchise fees are trending higher in the first quarter of FY 14-15; given anticipated increases in City utility revenues, staff currently expects budgeted levels to be exceeded.
State Shared Revenue	POSITIVE	FY 13-14 receipts were about 5% above budget, and FY 14-15 revenues to date are running about 5% over the prior year, with the exception of a one-month lag in liquor tax receipts. Cigarette taxes continue to decline, but are a small portion of this revenue.
Fines & Forfeitures	WATCH	While the first two months of the quarter saw higher traffic fine revenue than the prior year, significant CPD vacancies/absences and the learning curve associated with implementation of e-citations and e-ticketing saw revenues declining in September. The net result was higher receipts than last year for the quarter, but a current downward trend.
General Fund Expenditures vs. Budget	WATCH	General Fund expenditures are generally on target and in line with prior year spending, Parks & Recreation (P&R) is typically higher in Q1 due to summer month activities; Fire is over 29% expended year-to-date (YTD), and higher than FY 13-14 due to two long-term employee departures with cashouts totaling over $70,000, as well as overtime already at 72% of budget for summer conflagrations and the September Timberhill fire.
SPECIAL REVENUE FUNDS		
9-1-1 Emergency Services	WATCH	Declining fund balance; although prior year revenues met expectations, and budget was underexpended, current spending YTD is ahead of budget and higher than prior year.
Community Development Revolving	WATCH	FY 13-14 ended with a positive fund balance, but negative cash balances are expected to continue and will be monitored based on reduced federal grant revenue availability.
Development Services	POSITIVE	Permit revenues are ahead of last fiscal year and budget, whereas charges for service are on track so far this fiscal year. Development projects continue to underpin much improved results in this fund relative to a few years ago.
Parking	WATCH	Revenues are higher than prior year, but lagging budget and fund balance has declined. The November ballot on Residential Parking Districts (RPD) has operational unknowns.
Street	WATCH	Declining fund balance; future revenues may not be adequate for current service levels.
Transit	POSITIVE	Current revenues are lower than last fiscal year and FY14-15 budget, yet expenditures remained stable; FY 13-14 net revenues contributed to a higher ending fund balance.
ENTERPRISE FUNDS		
Airport	POSITIVE	While revenues typically lag against budget at this point in the year, they are expected to achieve budgeted levels by year end; operating expenditures are low and on target.
Storm Water	POSITIVE	Metered revenues are up some from prior year; expenditures are on track with budget.
Wastewater	POSITIVE	Metered revenues are up some from prior year; expenditures are on track with budget.
Water	POSITIVE	Metered water usage has increased and the application of the new rate structure has bolstered YTD revenues; expenditures are on track.
INTERNAL SERVICE FUNDS		
Risk Management	WATCH	Risk coverage premiums continue to increase; claims are using up deductible capacity and reserves may be insufficient for a catastrophic event.

What the ratings mean:

Positive – Current revenues and City Council-adopted use of reserves are sufficient to support the current level of service. Fund balances appear stable over a three-year forecast. No significant negative issues are identified.

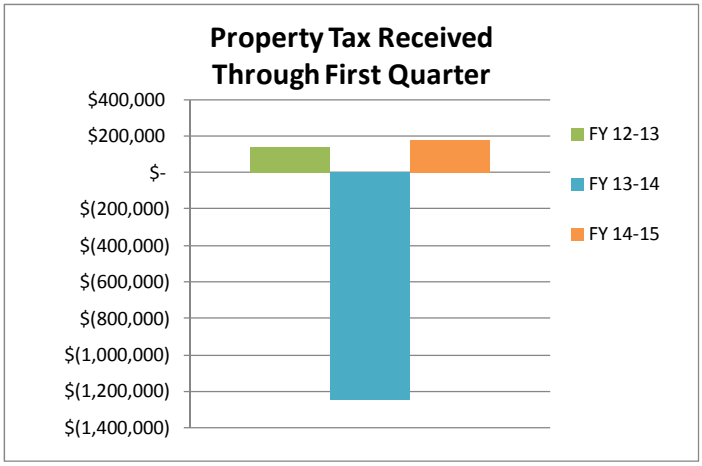
Watch – Various stressors may cause current revenues to be flat or decline and impact the fund's capacity to support the current level of service. Factors exist that may contribute to higher than anticipated expenditure levels in more than one category over the next 6-12 months.

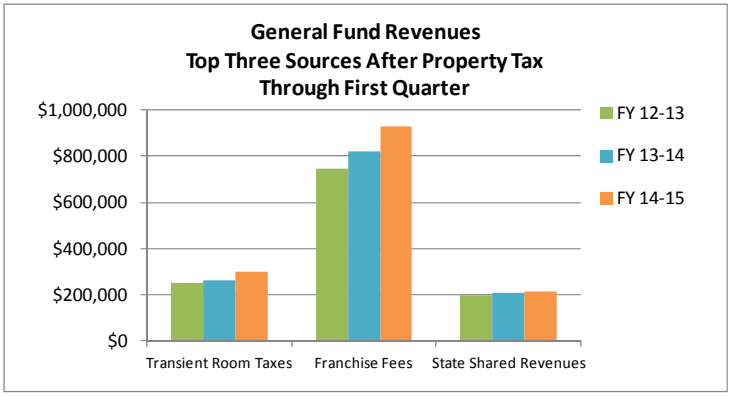
Negative – Current expenditures exceed or revenues are significantly behind forecast assumptions. Fund balance is unstable. Immediate action to reduce expenditures is required.

GENERAL FUND COMBINED*

REVENUE	AMENDED BUDGET	1st Quarter FY 13-14	Y-T-D FY 13-14	FY 13-14 % REC/EXPEND	AMENDED BUDGET	1st Quarter FY 14-15	YTD FY 14-15	FY 14-15 % REC/EXPEND
Budgeted Beg. Fund Balance (incl reserves)	6,265,564				$6,451,158			
Property Taxes	$20,617,620	-$1,247,274	-$1,247,274	-6.05%	$24,447,050	$175,184	$175,184	0.72%
Other Tax	1,372,600	264,590	264,590	19.28%	1,427,600	302,061	302,061	21.16%
Licenses/Permits	5,925,060	919,148	919,148	15.51%	5,741,280	1,025,550	1,025,550	17.86%
Charges for Service	5,889,850	1,438,489	1,438,489	24.42%	5,786,580	1,456,563	1,456,563	25.17%
Intergovernmental	4,227,760	210,411	210,411	4.98%	3,877,120	216,357	216,357	5.58%
Fines/Forfeitures	771,390	167,380	167,380	21.70%	759,660	174,807	174,807	23.01%
Miscellaneous	1,307,680	141,132	141,132	10.79%	536,080	162,001	162,001	30.22%
Other Financing Sources	7,075,308	166,243	166,243	2.35%	798,330	456,497	456,497	57.18%
TOTAL CURRENT REVENUE	$47,187,268	$2,060,119	$2,060,119	4.37%	$43,373,700	$3,969,021	$3,969,021	9.15%
EXPENDITURE BY DEPARTMENT								
City Manager's Office	$326,250	$66,051	$66,051	20.25%	$293,300	$72,422	$72,422	24.69%
Community Development	1,309,840	287,856	287,856	21.98%	$1,498,870	$302,162	$302,162	20.16%
Finance	646,770	163,441	163,441	25.27%	$647,260	$150,129	$150,129	23.19%
Fire	10,485,960	2,663,141	2,663,141	25.40%	$11,397,090	$3,337,040	$3,337,040	29.28%
Library	6,524,140	1,414,233	1,414,233	21.68%	$6,151,640	$1,478,737	$1,478,737	24.04%
Parks & Recreation	6,295,130	1,734,097	1,734,097	27.55%	$6,114,820	$1,784,679	$1,784,679	29.19%
Police	10,688,290	2,621,368	2,621,368	24.53%	$11,293,220	$2,709,298	$2,709,298	23.99%
Public Works	1,026,260	151,517	151,517	14.76%	$991,940	$202,331	$202,331	20.40%
Non-Departmental	1,480,870	342,356	342,356	23.12%	994,420	212,438	212,438	21.36%
TOTAL OPERATING EXPENDITURES	38,457,260	9,444,060	9,444,060	24.56%	$39,382,560	$10,249,236	$10,249,236	26.02%
Debt Service	$243,180	$220,530	$220,530	90.69%	$837,160	$222,644	$222,644	26.60%
Transfers / Other Financing Uses	7,085,818	460,206	460,206	6.49%	2,940,640	537,183	537,183	18.27%
Contingencies/Reserves	597,200	0	0	0.00%	630,000	0	0	0.00%
TOTAL ALL EXPENDITURES	$46,383,458	$10,124,796	$10,124,796	21.83%	$43,790,360	$11,009,063	$11,009,063	25.14%
CURRENT REVENUE LESS TOTAL EXPENDITURES		($8,064,678)	($8,064,678)		($416,660)	($7,040,042)	($7,040,042)	

* General Fund Combined includes component reserve funds effective FY 14/15





The two graphs on this page illustrate improvements being noted in all of the major revenue categories year-to-date in the General Fund. However, Q1 operating expenditures offset these improvements somewhat, as they are $805,000 higher than last fiscal year as of the end of September. While the budget anticipated a net increase in costs, this spending takes the General Fund a full percentage higher than the first quarter budget target of 25%. Part of this is attributable to P&R which typically spends more in the summer months, and is only about $50,000 higher than this time last year, but 1.5% higher as a proportion of budget. The Fire Department also saw significantly higher Q1 spending than anticipated, due to two unbudgeted accrual cash outs totaling over $70,000 and overtime spending at 72% of FY 14-15 budget vs. about 55% of budget in the first quarter of FY 13-14. Casual (i.e., temporary) employee wages for the Fire Department were also higher at 51% of budget vs. 44% of budget in the prior year. Overtime and casual overages partly reflect backfilling for minimum coverage for absences, but this year are also due to increased conflagration activities in August and the Timberhill fire in early September. The impact of these events should each be partly offset in future months by reimbursements from other agencies for the former and insurance monies for the latter; Fire is currently awaiting a $93,000 reimbursement from the Office of the State Fire Marshall for personnel service costs for the Beaver Complex fire, amongst others, with which the department assisted in August. P&R staff was also impacted by the Timberhill fire, which along with increased overtime and casual spending to backfill for vacancies, led to nearly 50% of budgeted dollars being spent in those categories in Q1. While both department personnel service budgets have seen cuts over the last three years, the percent expended in the first quarter has been increasing. P&R casual employee costs are also heavily impacted by minimum wage increases.

GENERAL FUND

BUDGETARY BASIS	UNAUDITED FY 13-14	ADOPTED FY 14-15	Year-To-Date FY 14-15	% of Budget Year-to-Date
RECURRING				
NON DEDICATED REVENUE				
Property Taxes - Permanent Rate	$18,632,793	$20,808,660	$0	0.00%
Local Op Levy 2013 - HP Replacement/Social Services Funding	0	706,340	0	0.00%
Prior Year Delinquent Tax Revenue	451,986	438,280	175,184	39.97%
Transient Room Tax	1,424,997	1,427,600	302,061	21.16%
Franchise Fees	5,486,499	5,374,000	928,338	17.27%
State Revenue Sharing	537,106	531,160	132,995	25.04%
Alcohol/Cigarette Tax	847,782	826,580	79,049	9.56%
Pass-Throughs	618,750	790,130	456,497	57.77%
Miscellaneous Other Revenues	1,188,762	103,690	40,663	39.22%
TOTAL NON-DEDICATED RECURRING REVENUE	**$29,188,676**	**$31,006,440**	**$2,114,787**	**6.82%**
DEDICATED REVENUE				
Property Tax - Local Option Levy	$1,910,761	$2,493,770	$0	0.00%
City Manager's Office	121,176	121,000	102,741	84.91%
Community Development	140,902	117,590	36,018	30.63%
Finance	133	625,200	135,103	21.61%
Fire	3,602,373	3,618,080	681,679	18.84%
Library	2,523,642	2,785,260	107,340	3.85%
Parks & Recreation	1,930,571	1,730,190	515,552	29.80%
Police	378,124	378,730	152,411	40.24%
Public Works	145,282	0	0	0.00%
TOTAL DEDICATED RECURRING REVENUE	**$10,752,962**	**$11,869,820**	**$1,730,843**	**14.58%**
TOTAL RECURRING REVENUE	**39,941,638**	**$42,876,260**	**$3,845,631**	**8.97%**
EXPENDITURES				
City Manager's Office	$320,760	$293,300	$72,422	24.69%
Community Development	1,236,569	1,498,870	302,162	20.16%
Finance	615,548	647,260	150,129	23.19%
Fire	10,879,265	10,697,090	2,717,020	25.40%
Library	5,968,502	6,068,140	1,460,752	24.07%
Parks & Recreation	6,190,145	5,817,320	1,673,224	28.76%
Police	10,604,806	11,123,210	2,700,277	24.28%
Public Works	820,250	703,940	148,585	21.11%
Non-Departmental	1,296,681	822,420	181,417	22.06%
Debt Service	243,174	837,160	222,644	26.60%
Pension Obligation Bond Debt - Transfers	1,870,950	1,931,790	471,950	24.43%
Pass-Throughs	597,869	790,130	65,233	8.26%
Contribution to Fund Balance Reserve/Contingencies	1,269,085	1,645,630	0	0.00%
TOTAL RECURRING EXPENDITURES	**$41,913,604**	**$42,876,260**	**$10,165,816**	**23.71%**
RECURRING REVENUE EXCESS (SHORTFALL) OVER EXPENDITURES	**($1,971,966)**	**$0**	**($6,320,185)**	
POTENTIAL BEGINNING BUDGETARY FUND BALANCE	915,509	269,750	277,314	
Net Recurring Revenue/Expenditure	(1,971,966)	-	(6,320,185)	
Net Non-Recurring Revenue/Expenditure	1,333,770	(269,750)	(265,630)	
ENDING BUDGETARY FUND BALANCE	**$277,314**	**$0**	**(6,308,501)**	
Ending Reserve Balance by Type				
RESTRICTED	$629,919	$377,160	$508,065	
COMMITTED	1,106,989	1,018,258	$1,030,389	
ASSIGNED	1,334,729	448,875	$931,299	
FUND BALANCE	3,174,574	4,190,204	$4,820,204	
	$6,246,211	$6,034,498	$7,289,957	

The General Fund Financial Plan update provided above shows the unaudited, estimated status of the "green line" at the end of Q1. Because property taxes will be received in the second quarter, the sustainable green line and the ending budgetary fund balance YTD are shown as negative, but will become positive once property tax revenue is received. Property tax levy notifications have been received from Benton County and certified assessed value for the City grew by

4.3% versus the 3% increase built into projections. Thus, current estimates are for the General Fund to end FY 14-15 with a potentially much higher positive bottom line than projected at time of Budget Adoption. However, Comcast and HP appeals are still ongoing and the County has advised the City of approximately $100,000 in holdbacks for possible future HP interest refunds should the award decision prevail, which will reduce the revenue amounts turned over to the City for permanent rate, local option and debt service levies. Directors will be reviewing deferred maintenance and infrastructure/CIP projects to determine the highest priority alternatives for use of any funding higher than budgeted that may become available. The Q1 ending budgetary fund balance above is currently reflective of:

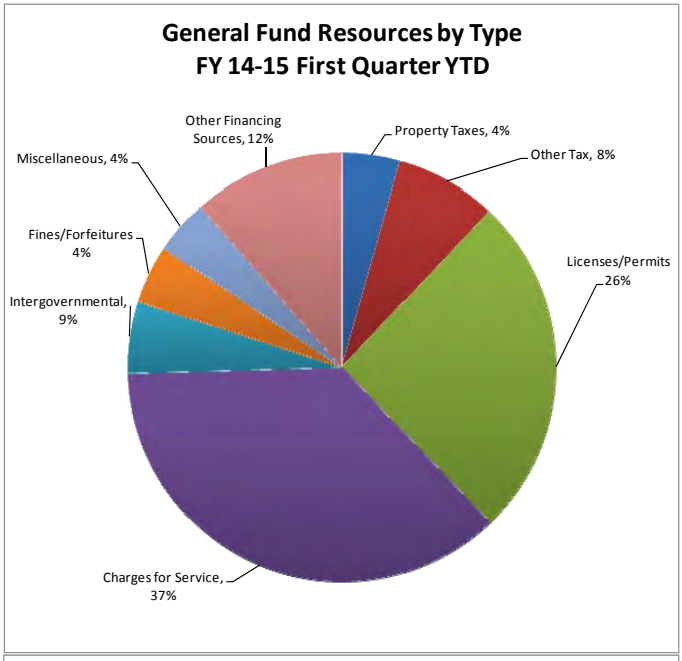
- removal of a $500,360 interfund loan payback in FY 14-15 to the Water SDC Fund that was originally anticipated to be needed in FY 13-14, due to the HP appeal; and
- a near final FY 13-14 ending budgetary fund balance of approximately $277K, pending any final audit adjustments by the end of the second quarter.

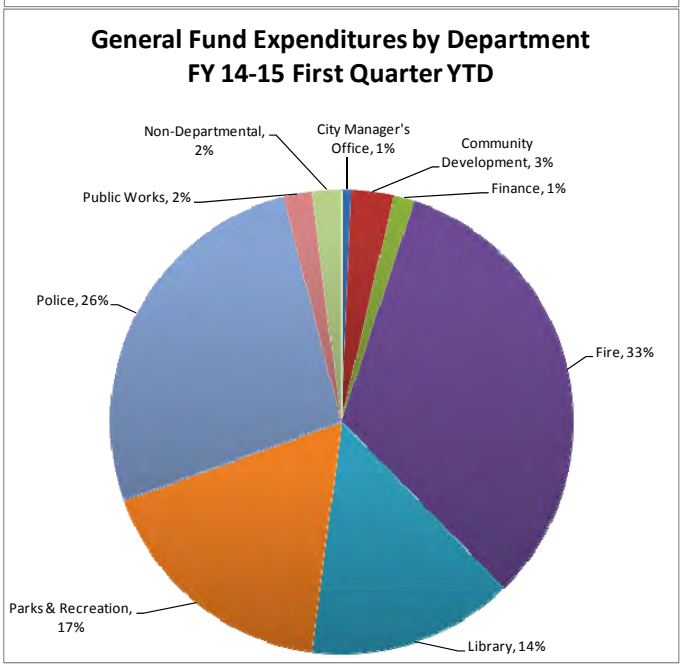
The **resources** pie chart, to the right, graphically illustrates the YTD proportions of all resources supporting General Fund services. Property taxes look low at only 4%, but that is normal at this point in the year, since the large influx of property tax receipts are typically received during Q2 in November and December.

The **expenditures** pie chart shows the distribution of General Fund expenditures by department through the first quarter. The public safety departments (Fire and Police) account for 59% of fund operating expenditures; while other operations such as library, parks, recreation, economic development, planning, code enforcement, and municipal court make up the remaining 41% of expenditures.

Comparing year-to-year expenditures in this Fund (table on page 2) demonstrates that FY14-15 spending is closely aligned with FY13-14 as a percentage of budget, but higher as a whole in FY14-15. Some notable increases by department include:

- Fire's purchase of a new aerial equipped engine, along with increased personnel service costs due to retirement cashouts and use of over-time for conflagrations;
- Library's personnel services are trending higher due to restoration of Sunday hours, funded by the 2013 operating levy;
- Police's personnel services are up 10% from last year due to being close to fully staffed, especially since three police officer positions are funded and staffed in FY 14-15 but were only authorized and not funded in FY 13-14; and
- Parks & Recreation (P&R) saw an 18% increase in non-personnel services due to the $36,000 payment for annual Art Center support, which was formerly accounted for in the non-departmental budget, and for expenditures incurred as a result of an increased number of specialty summer camps.





Fund Name	Resources YTD through 1st Quarter FY13-14	Resources YTD through 1st Quarter FY14-15	Variance 13-14 to 14-15	FY 14-15 Total Budgeted Revenue	YTD% of FY 14-15 Total Budgeted Revenue
911 Emergency Services	514,884	556,017	41,133	2,350,140	23.66%
Administrative Services	1,134,031	1,247,261	113,230	5,026,820	24.81%
Airport	81,573	91,127	9,554	601,950	15.14%
Capital Improvement Project	422,512	898,145	475,633	11,733,950	7.65%
Community Development Revolving	580,203	338,130	(242,073)	2,659,050	12.72%
Davidson	7	7	-	0	0.00%
Development Services	1,307,942	1,000,629	(307,313)	2,829,890	35.36%
Facility Maintenance	199,552	201,814	2,262	806,490	25.02%
Fleet Maintenance	204,503	205,959	1,456	851,110	24.20%
General Obligation Debt Service	(64,068)	2	64,070	1,131,610	0.00%
Parking	140,777	165,885	25,108	1,129,420	14.69%
Parks System Development Charge	882,049	1,321,783	439,734	618,100	213.85%
Pension Obligation Debt Service	603,700	603,700	-	2,720,030	22.19%
Risk Management	796,714	842,049	45,335	1,121,350	75.09%
Street	744,438	716,006	(28,432)	4,356,940	16.43%
Street & Utilities Systems Development Charge	1,797,464	4,618,736	2,821,272	3,874,990	119.19%
Stormwater	879,464	684,647	(194,817)	2,741,440	24.97%
Technology & Communication	396,465	395,742	(723)	1,583,280	25.00%
Transit	886,152	636,237	(249,915)	3,475,420	18.31%
Wastewater	2,723,054	2,572,555	(150,499)	20,123,810	12.78%
Water	3,958,446	3,894,239	(64,207)	11,717,120	33.24%
TOTAL RESOURCES	**$ 18,189,862**	**$ 20,990,670**	**$ 2,800,808**	**$ 81,452,910**	**25.77%**

RESOURCES – Info on <>5% difference in Operating Funds from prior year or budget target (25%)

Airport – *Building and hangar rental revenues came in greater than last year, but are lagging against budgeted levels.*

CD Revolving – *Resources are less than prior year and budget, but Community Development Block Grant (CDBG) and the HOME program grant revenues are based on reimbursements and received only after expenditures are incurred. Timing of spending and receipts is sporadic and relatively unpredictable, so results above are typical; a significant portion of FY13-14 CDBG and HOME projects were carried forward to FY14-15 as is also the norm.*

Development Services / Parks System Development Charge (SDC) / Street & Utilities SDC – *Charges for Service revenue in these funds, related to permits/reviews/inspections and SDC's respectively, are above target and, in the case of SDC's also ahead of last fiscal year, courtesy of development at OSU and a $1 million site package for the Oak Creek Retreat. Timing of large projects is variable, spanning multiple months/years, so revenues are less predictable.*

General Obligation Debt Service – *While not an operating fund, the GO Debt Service revenue impact from the Hewlett-Packard property tax refund in July 2013 bears noting, due to the negative first quarter balance above, whereas for FY 14-15 status of receipts has returned to normal. This year's first significant tax turnover is anticipated in November.*

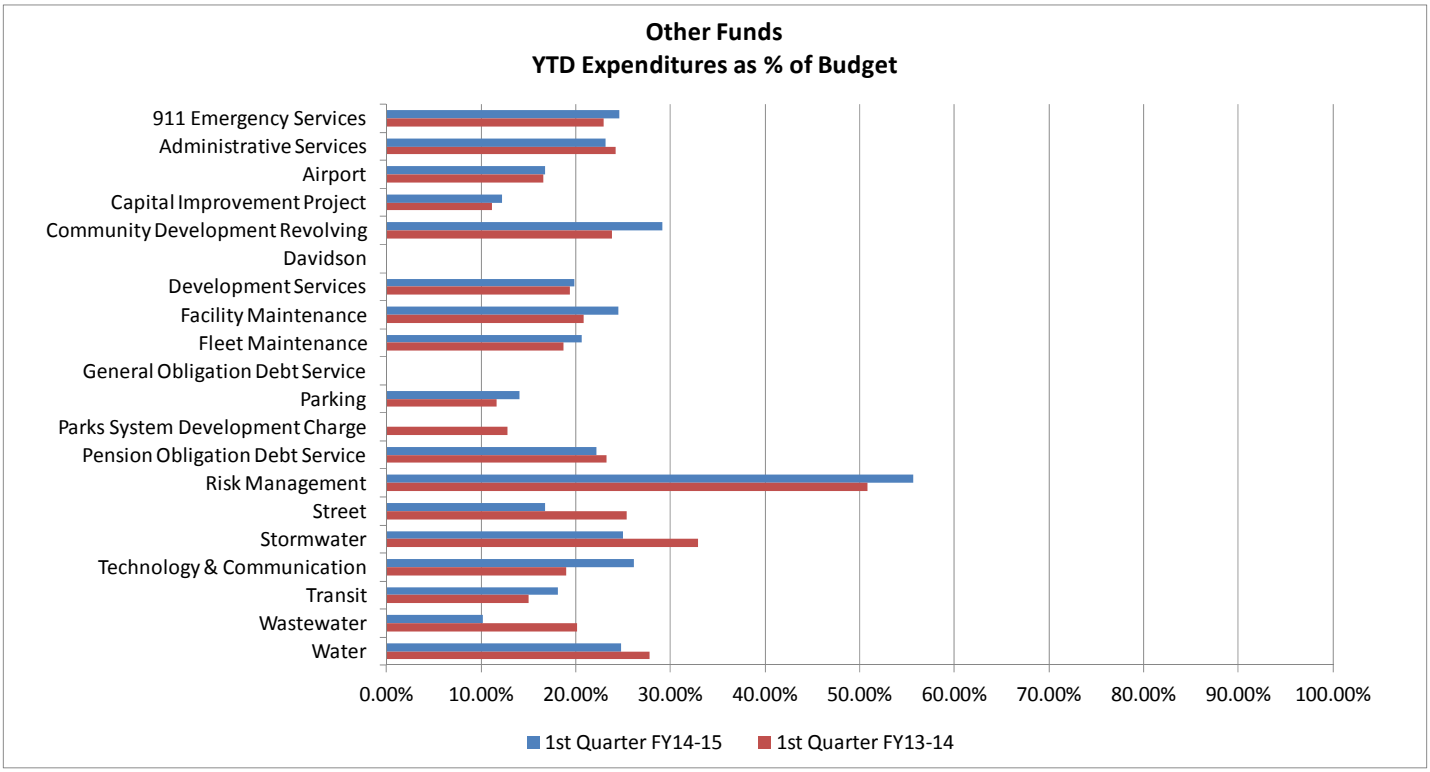
Parking – *Revenues are higher YTD than prior year from approximately $20,000 in unanticipated fees in-lieu of parking program improvements. Revenues are below budget however, with the RPD outcome awaiting the November ballot.*

Risk Management – *Timing of this internal service to departments is weighted to coincide with insurance premium payments, 75% of which occur in July (Q1) and 25% in January (Q3), so Q1 revenues are already at 75% of budget.*

Street – *Highway tax revenues have flattened, due to reduced fuel usage in more fuel-efficient, hybrid and electric vehicles, and are coming in at last year's level; thus total receipts are currently expected to come in under the increased budget amount; Sidewalk and Transportation Maintenance Fee program revenues are on target with budget as of Q1.*

Transit – *Revenues are roughly $250,000 less than the previous fiscal year, mostly due to timing of operating and capital grant draws, as well as a 3.6% decrease approved in February 2014 for the Transportation Operations Fee (TOF).*

Wastewater/Water – *Increased metered usage and a new rate structure are positively affecting Charges for Service receipts this year; however, the table above reflects a decrease in overall revenue due to earlier and larger transfers made in FY 13-14 to the construction component funds for various capital improvement projects.*



EXPENDITURES – Info on <>5% difference in Operating Funds from prior year or budget target (25%)

The above bar graph compares FY14-15 and FY13-14 expenditures through September 30th as percentages of their respective total budgets for all City funds except the General Fund (discussed in previous pages).

Administrative Services – *Spending is slightly below the target YTD due to vacancies for a Public Information Officer (PIO) and an Accountant. The PIO position is on-hold until a new City Manager is hired, while the Accountant position is in the recruitment phase. The Q1 unemployment invoice had not been received by September 30th, also contributing to the lag against budget, but will be reflected in the next quarter.*

Airport – *While total spending is aligned with prior year as a percent of budget, the actual YTD dollar spending is significantly less due to the early payoff of the OBDD loan in FY 13-14.*

CD Revolving – *Spending is slightly high as a percentage of budget mainly because a significant portion of FY 13-14 CDBG and HOME projects were carried forward to this fiscal year, so prior year project spending is well underway, though new FY 14-15 projects have been slower to progress.*

Davidson – *This is designated as a Permanent Fund under governmental accounting guidelines due to the $5,000 endowment established through a 1981 donation in honor of the former librarian Alice Passano Davidson. Only interest earnings are expendable, and so in recent years of minimal revenues, the Library has chosen not to appropriate or spend much, if any, of the available funding hoping to grow the balance needed for specified materials.*

Development Services – *Spending is low as a percentage of budget in both fiscal years due to vacancy savings as well as only a very small portion of special project budget spent in the first quarter of each year.*

Facility Maintenance – *FY14-15 spending is higher than FY 13-14 due to an increase in repair and maintenance activities, as well as the purchase of a replacement vehicle which was approved via supplemental budget in July.*

Fleet Maintenance – *Spending is higher than last year due mostly to the timing of fuel deliveries.*

Parking – *Spending is low as a percentage of budget due to lower than anticipated spending on OSU collaboration and parking district related projects, as well as municipal court clerk, police parking enforcement, and public works*

transportation program specialist vacancies. Budget associated with the RPD initiative by City Council is on hold pending outcome of the November 2014 voter referendum on this topic.

Parks System Development Charge (SDC) – *Expenditures in this fund are related to capital projects. The FY13-14 expenditure was a transfer for the acquisition and development of the Coronado Park subdivision. No transfers have been made YTD in FY 14-15; park development, trails/bike paths, and playground improvements will occur in future quarters.*

Risk Management – *Timing of internal service charges to departments is weighted to coincide with insurance premium payments, 75% of which occur in Q1 and the remaining 25% occur in Q3. Claims for self-insured expenses are unpredictable and vary from year to year.*

Street – *Operating expenditures are slightly under target YTD in FY 14-15, but are much lower than prior year due to crack/slurry seal program work done in Q1 of FY 13-14 along with support for the Accela asset management project.*

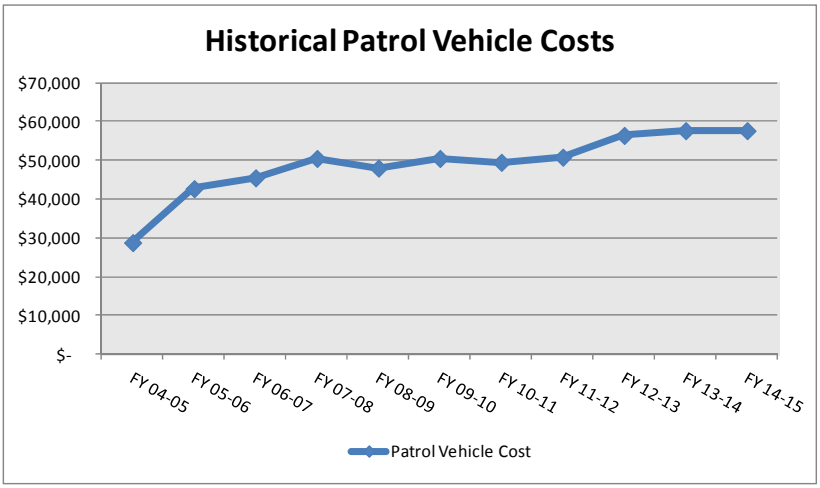
Technology & Communication – *Spending is aligned with budget in FY14-15, however was lower at the same time last year due to a vacancy, no spending yet on special projects, and variation in timing of City-requested work orders.*

Transit – *Actual spending is aligned with prior year, but is lower than budget overall in both years due to the timing and cost of fuel, as well as a replacement bus in FY 14-15 which has been ordered but not yet paid for.*

Wastewater – *Operating expenditures have increased due to fuller staffing and Risk Management internal service charges. The latter situation is attributable to more workers' compensation claims and an updated City-wide property appraisal. Q1 special project expenditures include $264,900 toward construction of the 150kw solar photo-voltaic (PV) system, funded by a Pacific Power Blue Sky grant.*

FUTURE OUTLOOK

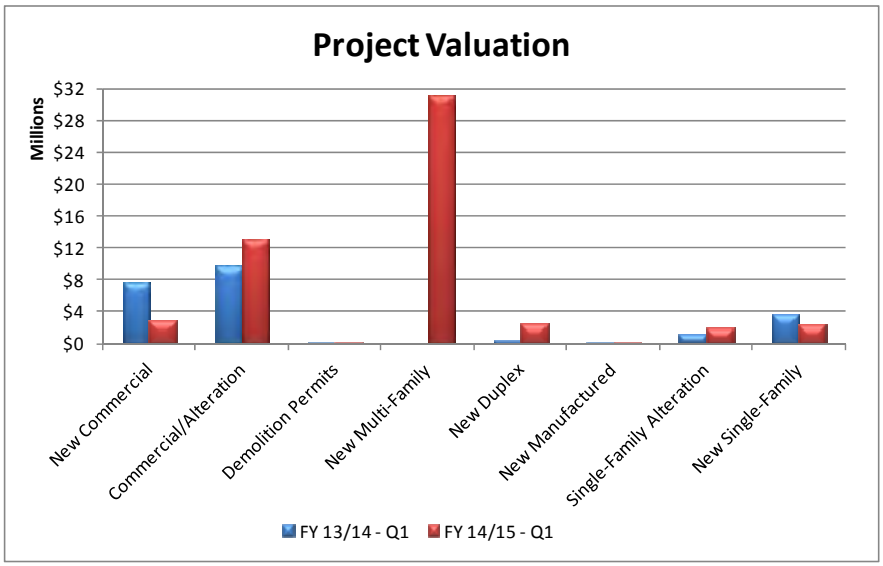
Patrol Vehicles – Over the past 10 years, the cost to purchase and fully equip a new marked patrol vehicle has doubled due to higher vehicle and equipment costs, coupled with implementing various technologies such as digital camera systems, in-car computers/tablets/software programs, E-Citation and technology and digital 700mhz radios. The chart below shows the increase in total vehicle cost with setup of all equipment/technology systems since FY 04-05.



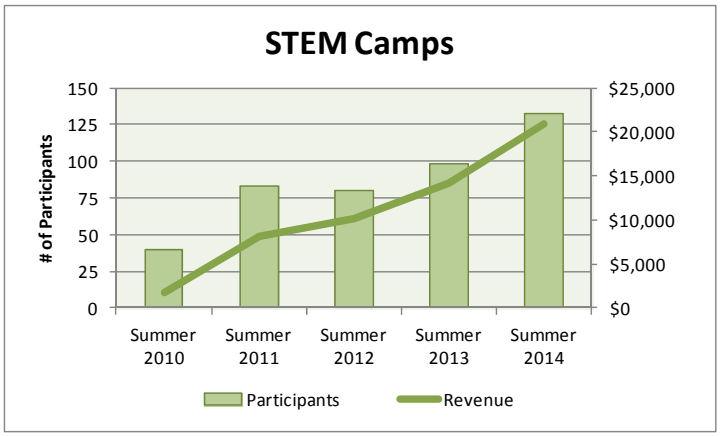
While different model types have been tried in recent years, the impact to cost and optimal length of service time has not been significant. The extension of replacement life for patrol vehicles from three to five years (or up to six years for supervisor and K-9 vehicles) has been driven more by trying to manage equipment reserve balances. Patrol vehicles are driven by all shifts, are often utilized 24/7, so retaining vehicles longer is resulting in higher maintenance costs, as well as increased down time for repair and maintenance. Greater reliance on technology, and the associated maintenance and operating requirements, leads to vehicles being unavailable when the technology is down for repair. Additionally, the technological advances continue to require additional expertise and staff time both in the Police Department and in the City's MIS Division.

In FY 14-15, four new officers were hired through the operating levy. While approximately $10,000 in additional annual contributions to the vehicle reserve were included in the levy funding, this is not sufficient to front the purchase of a new vehicle in the first year for these positions. This has necessitated retaining older vehicles beyond their recommended replacement schedule, as well as purchasing additional tablet computers, camera systems and radios for the older vehicles. Additional contributions into the Police vehicle reserve fund would be required to continue current service levels; the reserve is currently projecting a negative balance in FY 18-19. This further burden on the Police Department operating budget, coupled with higher technology and maintenance costs will continue to impact Police services.

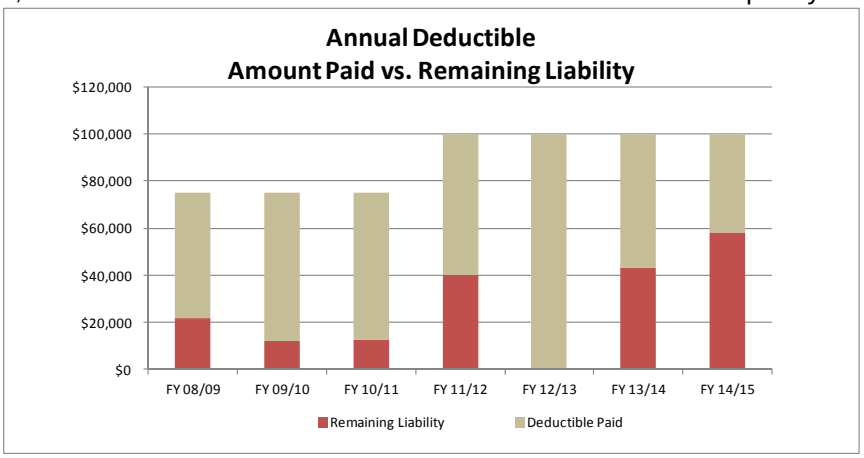
Development Services – Licenses, Fees & Permits in this fund are over 40% of budget at the end of the first quarter, and $146,350 higher than this time last year. While the volume of permits continue to be high this fiscal year, a small number of permits from this quarter included valuations that were very large, such as a $1,000,000 site package for The Retreat at Corvallis, which contains new cottage apartments near the Oregon State University (OSU) campus. The graph to the left highlights the difference in construction permit valuations for Q1 of FY 14-15 compared to Q1 of FY 13-14, at $53.9 million and $22.6 million respectively in total. Services for these projects will likely span multiple years, so it is important that this influx of revenue sustain the related expenditures in the fund over the course of these projects, typically a six month average. As the fund balance grows, staff will have to carefully allocate time and resources to these projects.

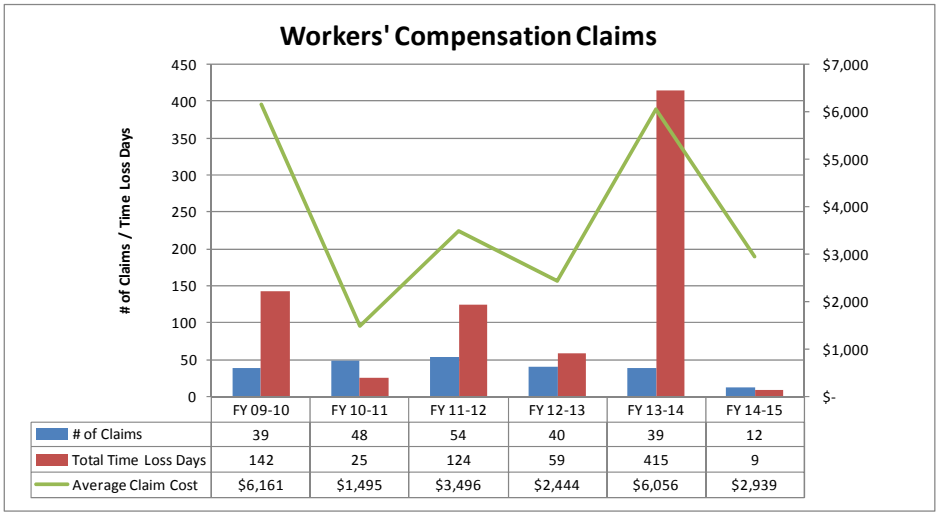


STEM Camps – Since 2010, Parks and Recreation has been offering more specialized, week long, summer camps that build Science, Technology, Engineering, and Math (STEM) skills. Participation in these programs has been increasing year after year since inception. When developing Summer 2014 camps, staff used Cost Recovery methodology to decide to offer additional camps and expand those offerings due to the past demand, popularity and long waiting lists. Comparing just the last two recent summers, 2013 revenue was $14,199 with 98 participants compared to 2014 revenue of $20,839 with 132 participants. This 35% increase in participation created a 47% increase in revenue. This type of program growth impacts the department's budget when determining how to allocate its firm expenditure limit since all program offerings have related expenditures.



Risk Management – The Risk Management Fund budget is split between the City Manager's Office for workers' compensation (WC) premiums and Finance for self-insurance and property/liability premiums. FY 14-15 budget is already $38,000 lower than total FY 13-14 insurance costs, but FY 13-14 saw an increase in self-insurance costs due to prior year claims that had outstanding deductible liabilities. Beginning in FY 11-12, the City assumed a $100,000 deductible policy with City County Services of Oregon (CIS). Essentially, the City is liable for all claims up to the deductible amount for any given fiscal year. The graph on the right shows the deductible paid and the remaining liability by fiscal year. For claims settled or adjudicated in any year where the City has remaining deductible, CIS will invoice the City up to the remaining deductible on a quarterly basis. During Q1 of FY 14-15, the City was invoiced for claims as far back as FY 09-10.





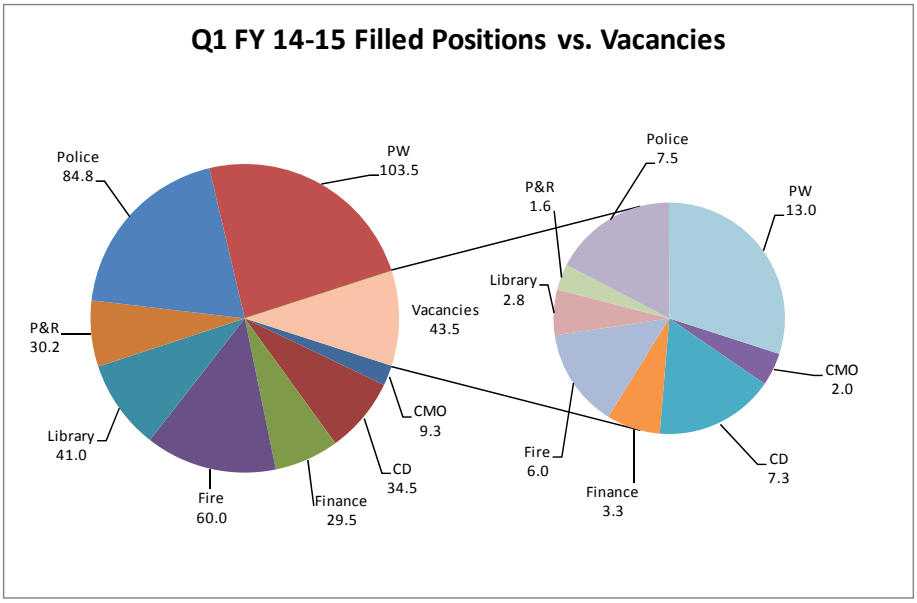
	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
# of Claims	39	48	54	40	39	12
Total Time Loss Days	142	25	124	59	415	9
Average Claim Cost	$6,161	$1,495	$3,496	$2,444	$6,056	$2,939

In addition, the cost per WC claim in FY 13-14 was very high, despite the fact that the number of claims were down. Although FY 14-15 Q1 results look significantly lower YTD, first quarter claims have not yet been paid out so it is too early to tell if the City's experience has improved. However, it is noteworthy that the City of Corvallis was awarded the Gold Safety Award by CIS and the League of Oregon Cities from the annual Employee Safety Award for Oregon Cities program, which was initiated by the League Board of Directors in 1973 to stimulate cities' interest and participation in loss prevention programs. The winners are those with the lowest injury frequency, based on a sliding scale, and the City of Corvallis won based upon its FY 13-14 performance. WC claim costs vary constantly based on reserves (included in costs), follow-up treatment, time loss days, and reimbursements from the Employer-at-Injury Program (EAIP) for salary indemnification and equipment purchases, as seen in the graph above.

Risk Management costs appear to be running higher than expected in total, and will be closely monitored in coming months in case contingencies are needed to cover unanticipated premium rate increases or additional claim expenditures.

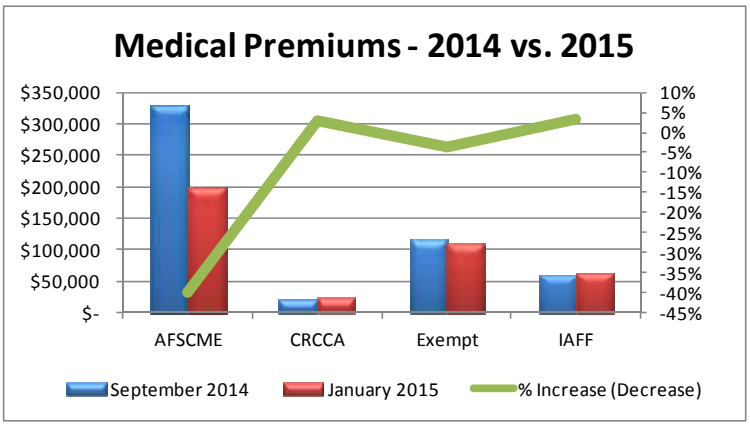
CITY STAFF – PERSONNEL SERVICES QUARTERLY UPDATE

Vacancies – The pie-within-a-pie chart below depicts how different departments have been impacted by vacancies in the first quarter of this fiscal year. Public Works (PW) has already had two departures due to retirements, contributing to the 13 vacant positions at the end of Q1, which accounts for 11% of their total authorized FTE. The 43 FTE in City-wide vacancies accounts for nearly 10% of total FY 14-15 authorized FTE, up from about 36 FTE vacancies this time last year. The primary reason for more vacancies in Q1 this year are the new positions funded by the 2013 Operating Levy that are still in the recruitment phase, but that are expected to be fully staffed in Q2. Other notable vacancies include those associated with the outcome of the Residential Parking District vote in November 2014, and the departure of the City Manager incumbent in August 2014. The latter departure put recruitment on hold for the Public Information Officer, in the City Manager's Office, pending the hiring of a new City Manager. A request for proposal has been initiated for the hiring of a consulting firm to assist with finding a new City Manager. For any position not funded by the 2013 Operating Levy, departments must perform a position review and/or consider reorganizations whenever a position becomes vacant, in order to optimize potential budget savings and/or other possible efficiencies within that department.

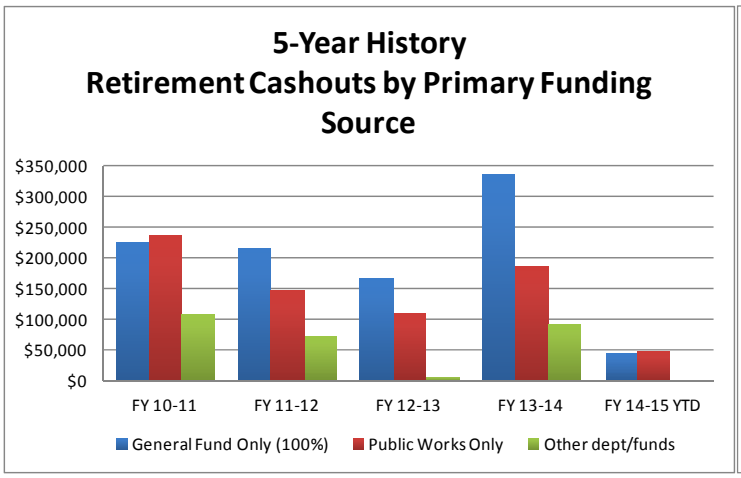


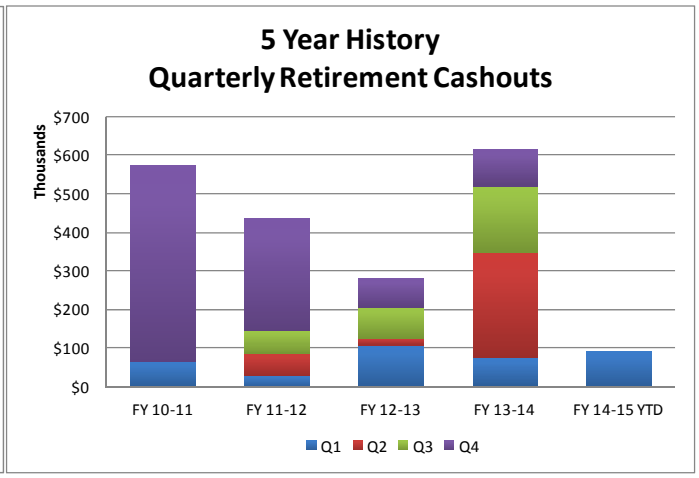
Healthcare – FY 14-15 department budgets held medical costs flat with current year rates since premiums for 2015 were not yet known. Any rate increases are to be absorbed within each department's budget. Fortunately, for FY 14-15, most department budgets should not be as negatively impacted due to significant plan changes for AFSCME and Exempt units and lower increases in the other plan premiums. In FY 13-14, a 9.1% increase was experienced with 2014 rates, but 2015

only increased by 3-4%, depending on the plan. The most notable change to medical benefits for 2015 is the consolidation to a single High Deductible Health Plan (HDHP) for both AFSCME and Exempt units. Not only does movement to a single health plan across over 300 FTE streamline administration functions, but the cost of the HDHP is considerably less than the current HMO (in which a substantial number of AFSCME participants are currently enrolled) and slightly less than the other current plans (PPO and CDHP) which are going away. The adjacent graph illustrates the monthly premium cost, by bargaining unit, for all employed at the end of Q1 (not including vacancies). The bars reflect the totals paid in September 2014 vs. what will be paid in January 2015 per new plans and premiums. It is important to note, however, that while AFSCME, and to a lesser extent Exempt, show significant monthly premium savings compared to the other units, in FY 14-15 a large portion of the savings will be offset by the pickup of City-paid Health Savings Account (HSA) contributions for all HDHP participants (which is paid in January as one annual payment), vs. the monthly Health Retirement Account (HRA) contributions currently being made for the smaller group who have been on the CDHP plan. Additionally, the AFSCME employees will receive a medical stipend under their new contract that is paid upfront and further serves to offset premium savings. The City will pay these two once-annual upfront expenses in January, for the entire 2015 calendar year, the monthly premium savings for the latter seven months of the fiscal year will help compensate for these payments. CPOA is not included in the analysis above as 2015 rates are not yet available.



Retirements – FY 13-14 saw a significant increase in the number of retirements and their related vacation and sick leave accrual cashouts, bringing the average of the prior four fiscal years to $481,000. Retirement cashouts in Q1 of FY 14-15 are on track to be in line with this average, as three individuals retired in Q1 with $95,000 in related cashouts. The graphs below represent a five year history of quarterly cashout amounts in total (right graph), and the impact by funding source (left graph). The funding source graph shows that although Public Works is ahead so far in FY 14-15, this department has had a lower annual volume of retirement payouts than the General Fund (i.e. Police, Fire, Library and P&R) since FY 11-12.





With nearly 20% of regular (non-casual) employees over the age of 55, many of whom are currently eligible for retirement or nearing eligibility, it means there is a potential for FY 14-15 and future years to be subject to large vacation and sick leave accrual payouts. These cashouts are difficult to budget for without substantial written notice from employees, which is not legal to require, so the amounts must typically be absorbed within a department's current year budget as they occur. This type of unexpected activity will continue to be closely monitored over the course of the year in order to assess the level of impact on each budget by fund and department.

CAPITAL IMPROVEMENT PROJECTS QUARTERLY UPDATE ON SIGNIFICANT ACTIVITY

	CIP Doc Pg:	Adopted Budget:	Amended:	YTD Expended:
Fire Department Facilities Relocation	7	**$3,501,500**	**$3,501,500**	**$201,741**

This project relocates and replaces the current training facility, which is 40 years old and in poor condition. The new training facility will be located on the north end of the Public Works (PW) compound, and will be compatible with the PW Facilities Plan. Phase I, construction of the building pad was completed in FY 12/13. Phases II and III designs were completed in FY 13/14. Construction began in late July, 2014 and is expected to be completed by April, 2015. Finance staff completed a 2014 full faith and credit debt issuance in September to fund this project. Actual costs of the project are greater than originally budgeted for in FY 14/15, and the bond sale was for the amount needed to complete the project. Staff will be presenting a resolution to appropriate for the additional proceeds above the FY 14/15 adopted project budget.

	CIP Doc Pg:	Adopted Budget:	Amended:	YTD Expended:
Storm Drain Replacement	33	**$297,500**	**$297,500**	**$126,594**

This project is the storm drain portion of a project that reconstructs 15th Street and incorporated, OSU owned, Washington Way into the project that is being managed by City staff through an intergovernmental agreement (IGA) with OSU. This portion of the project is complete.

	CIP Doc Pg:	Adopted Budget:	Amended:	YTD Expended
15th Street/Washington Way Improvements	41	**$3,081,320**	**$3,081,320**	**$1,204,251**

This project combines the planned reconstruction of 15th Street from Western Boulevard to Jefferson Avenue with OSU's proposed realignment of Washington Way, construction of a traffic signal, a new railroad gate crossing at 15th Street/Washington Way, and reconstruction of a 20-inch water line. City staff is managing design and construction of this expanded scope in collaboration with OSU through an IGA. Construction is nearing completion. Railroad equipment was being installed at the end of October, 2014. The traffic signal will be fully operational in November, 2014 following completion of the railroad's work. The street is now open to the traffic.

	CIP Doc Pg:	Adopted Budget:	Amended:	YTD Expended:
Sanitary Sewer Line Rehabilitation	87	**$801,750**	**$801,750**	**$359,338**

This annual program replaces or rehabilitates sanitary sewers which have exceeded their service life and / or allow excessive amounts of extraneous rainwater or groundwater (inflow and infiltration) into the sewer system. Construction is complete for those projects designed in FY 13/14. An additional high priority line for replacement adjacent to the recently completed work has been identified. There is sufficient budget to complete this additional work which is between 12th and Dixon Streets from Garfield to Grant Avenues, which will be completed through a change order with the original contractor based on their original unit prices. Construction of the additional work began in October with completion in November.

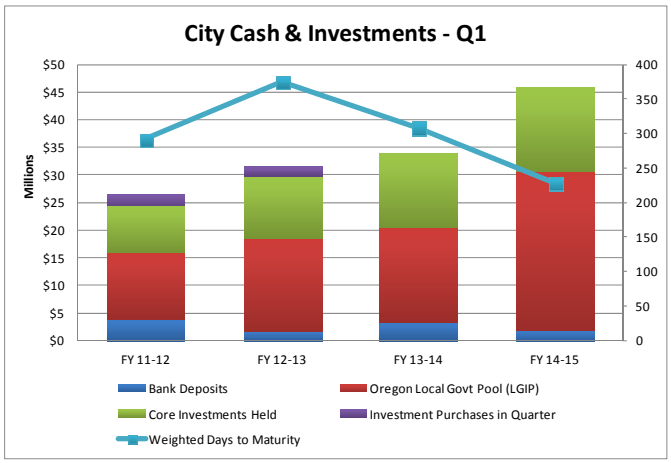
This project also included the sewer rehabilitation portion of a project that reconstructed 15th Street and OSU owned Washington Way Improvements. This portion of the project is completed.

	CIP Doc Pg:	Adopted Budget:	Amended:	YTD Expended:
Water Distribution System Rehabilitation	109	**$377,000**	**$377,000**	**$293,866**

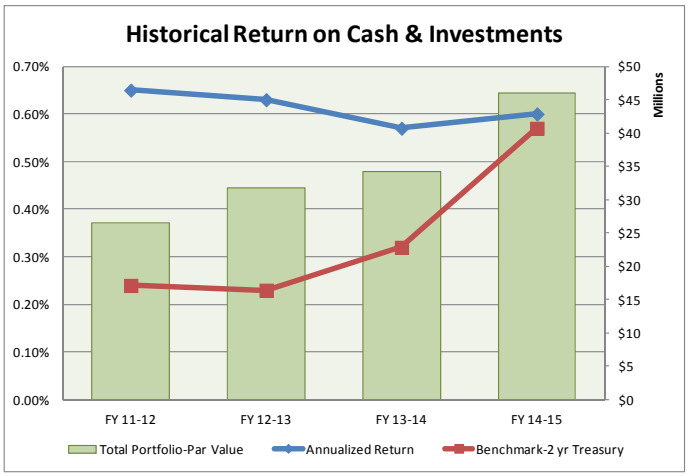
This program provides for ongoing replacement or rehabilitation of the City's water distribution system infrastructure. Construction of the project designed in FY 13/14 has been completed with the exception of patch paving of the street, which was rejected due to poor quality. The paving will be removed and repaired dependant on the weather.

CASHFLOW AND INVESTMENT PORTFOLIO QUARTERLY UPDATE

A Treasury Report is prepared and filed monthly for review by the Administrative Services Committee, which reviews the status of investments in conjunction with this quarterly operating report.



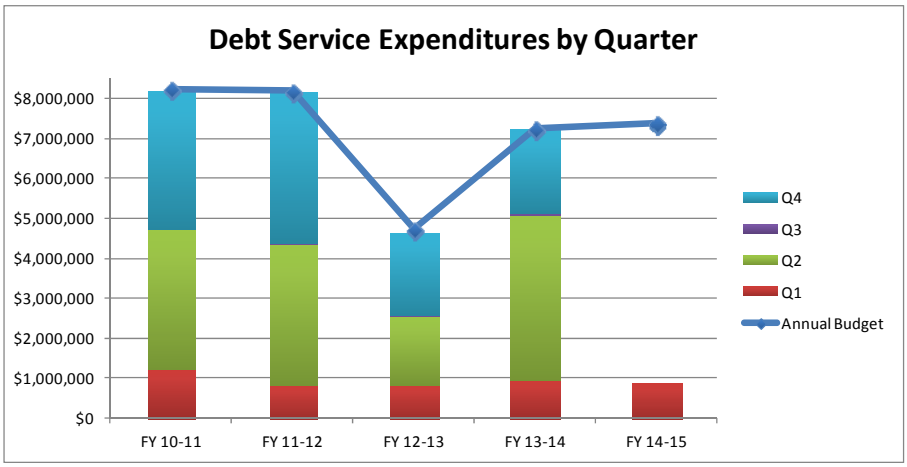
The graphs in this section depict a four year history of total holdings at the end of each first quarter. Q1 historically holds the lowest portfolio balances as funds are depleted through the summer months, and the first round of property tax receipts are not received until Q2 of each fiscal year. However, these graphs illustrate that total holdings have successively grown over the past three fiscal years, even in the first quarter, due in part to the addition of the local operating levy revenues as well as the Council Policy directed gradual accumulation of a $6.3 million fund balance reserve in the General Fund. The total portfolio has also benefitted this fiscal year to date from significantly increased balances of system development charge (SDC) reserves, from OSU and other local development work, which have restricted purpose spending.



With the help of its investment advisory firm, Government Portfolio Advisors (GPA), the City maintains a strategically laddered portfolio, term-wise (see graph above showing maturities averaging less than 18 months, per policy), in order to gain some market return without undue risk. The graph to the left shows that the City has successively outperformed the benchmark 2-year Treasury note rates over the past few years. The most recent quarter end saw a spike of the benchmark 2-year Treasury note to 0.57%, narrowing the City's margin of portfolio performance to just 0.03%. Subsequently, the T-note fell over 20 basis points (b.p.), but in recent weeks has returned within an average range of 5 bp below September 30th levels. The City's target core portfolio was raised from $15 to $20 million at ASC's last meeting on this topic, based on the increasing reserve balances noted above. As such, additional investment purchases are expected in Q2 to lengthen the portfolio's average days to maturity and thus optimize returns. As of September 30th, the City's earliest maturity of its non-liquid investments is not until October 2015, and the latest maturity is in July 2017.

NON-OPERATING EXPENDITURES – DEBT SERVICE QUARTERLY UPDATE

Actual debt service expenditures are typically very close to budget since the debt service schedules are known. General Obligation Bond payments are often structured to occur in Q2 when cashflow is higher from property tax inflows. The end of Q4 or beginning of Q1 are the other common times to schedule debt service payments if related to seasonal underlying revenue streams. The significant total debt reduction shown in FY 12-13 is due to three refunded utility-backed loans. While not reflected in payments as yet, $3.9M in new full faith and credit bonds were sold on Sept.23rd (closed Oct.8th) for construction of a fire training facility and several capital project roof replacements. The first interest-only payment on this 1.71% 10-year issuance will be due in February 2015.



Performance Measurement is important for providing management, staff, the City Council and citizens with information on how well City staff are providing expected service levels, as well as linking this performance with Council Goals and values. Continuing pressure to improve accountability and provide greater value-for-money performance has prompted government at all levels to recognize the need for outcome-oriented and strategic performance indicators. Highlighted below are just a few of the many measures which departments utilize to help guide operational decision-making.

COUNCIL VALUES	Management Goals & Objectives	Performance Measures	FY13-14 ACTUAL	FY14-15 TARGET	1st QTR ACTUAL	FY14-15 YTD
Cost Efficiency	Ensure City financial resources are primarily spent on operations that provide services directly to citizens.	Maintain general overhead costs (City Manager's Office and Finance) at less than 7% of total operating budget.	5.50%	<7.00%	5.54%	5.54%
	Provide necessary information technology (IT) resources for departments to operate efficiently.	Achieve 100% server uptime relative to scheduled server uptime.(1)	99.3%	100.0%	99.9%	99.9%
	Provide multiple opportunities for community involvement while lowering program costs.	Total number of hours worked by volunteer staff in support of parks and recreation activities.(2)	22,012 (10.59 FTE)	25,000 (12 FTE)	6,142 (2.95 FTE)	6,142 (2.95 FTE)
	Increase community safety by maintaining overall number of traffic accidents resulting in injuries/fatalities at less than the State average of 5.1/per thousand population.	Fatal and injury traffic accidents per 1,000 population.(3)	143 or 2.58/thou	<2.5/thou	39 or .70/thou	39 or .70/thou
	Have utility rates that contribute to Corvallis being an attractive place to live.	Control operation and maintenance costs to minimize annual utility rate increases.(4)	2.8%	≤3.0%	n/a	n/a
		Percent of average annual water bill to median household income ($69,400). (4)	0.33%	<0.45%	n/a	n/a
		Percent of average annual wastewater bill to median household income ($69,400).(4)	0.46%	<0.65%	n/a	n/a
Diversity	Provide a welcoming organization that promotes and respects diversity.	% of job applicants for regular positions who identify themselves as a minority. (5)	16%	16%	13%	13%
	Assure that low income residents' housing needs are met in a cost effective manner.	Housing units occupied by low income households assisted per $100,000 in City funds invested. (6)	7.2	10.0	6.7	6.7

COUNCIL VALUES	Management Goals & Objectives	Performance Measures	FY13-14 ACTUAL	FY14-15 TARGET	1st QTR ACTUAL	FY14-15 YTD
Sustainability	Seek out the most promising Stage 2 companies in Benton County as determined by local employment growth and capital investment and develop a major account manager program that will proactively address their needs and growth opportunities.	Number of Economic Development division staff visits to Benton County's promising Stage 2 companies.	150	150	36	36
	Conserve resources by reducing fuel and paper use.	Percentage of permits issued online (mechanical, electrical, and plumbing).(7)	52%	35%	52%	52%
	Maintain average fire loss per capita within city & district limits less than regional average of $34.40.	Maintain average loss per capita within city & district limits less than national average.	$5.67	<$34.40	$13.71	$13.71
	Achieve above national average use of 18 items checked out per user each year for comparable sized libraries.	Circulation per registered borrower.(8)	36.8	>35.0	9.2	9.2
	Increase the utilization percentage of Parks & Recreation granted scholarships.	Percent of total scholarship value expended.(9)	47%	47%	32%	32%
	Increase community usage of on-line police reporting system by 10%.	Number of police reports made through the on-line system.	689	758	180	180
	Remain below national average of 10% annual water loss in the distribution system.	Percent of water loss in the distribution system.	4.89%	<10.00%	<2.93%	<2.93%
Community Involvement	Interact with at least 10% of residents (city and rural district) in public Fire education events annually.	Percentage of citizens attending public education events.	6.8%	≥10%	0.4%	0.4%

1. During Q1, MIS did not experience any significant power outages that caused server downtime. Overall performance for the fiscal year is near perfect which indicates adequate server backup and scheduling of maintenance.
2. Volunteers are most prevalent in Q1 and Q4. Parks operations continue to be a leader in the utilization of volunteer labor, capitalizing on college and community need for service project opportunities.
3. There have been 39 accidents, or 0.7 per thousand YTD. The City continues to be well below the State average. FY14-15 YTD figures utilize the most recent actual PSU Population Research Group figure of 55,345 (December 2013).
4. These are annual measures calculated in the second quarter.
5. Of the 488 applicants in the first quarter, 65 indicated they are a minority.
6. In Q1, there was one First Time Home Buyer down payment assistance loan approved and closed.
7. Target is exceeded due to increasing awareness as a result of outreach efforts; 499 permits issued online in Q1.
8. Circulation per registered borrower (i.e., number of items checked out divided by number of people with library cards) has reached 26% of the target as of Q1. Also, 9.2 items per borrower is more than 50% of the national annual average.
9. This program is designed for families at or below federal poverty guidelines. Due to outreach and changes in eligibility per cost recovery policy, utilization rates are increasing substantially. Thus a $125K cap on award utilization is in effect for FY 14-15 to stay within available funding. One quarter's utilization rate may be greater or less than the YTD target utilization rate since awards are granted throughout the entire year, until the cap is met. Q1 awards were $251,400, of which utilization was $79,871 (or 32%), but nearly 64% of the cap.

CORVALLIS
ENHANCING COMMUNITY LIVABILITY
PARKS & RECREATION

MEMORANDUM

TO: Mayor and City Council
FROM: Karen Emery, Parks and Recreation Department Director
DATE: January 20, 2015
SUBJECT: Oregon Watershed Enhancement Board Grant No. 215-3004-11333

ISSUE

City Council's approval is required to accept a grant agreement between the Oregon Watershed Enhancement Board (OWEB) and the City of Corvallis to help fund the Chip Ross Area Oak Habitat Restoration project. The attached resolution will authorize the City Manager to execute the grant agreement for the above-referenced project and to accept the grant and any future related amendments.

BACKGROUND

Today, only 2% of prairie and oak savanna habitat in the Willamette Valley remains, making restoration of still functioning properties critical. There are remnant prairies, oak savannas, and oak woodlands located in Chip Ross Park, Timber Hill Natural Area, and an adjacent portion of OSU MacDonald Forest. The Chip Ross Area Oak Habitat Restoration Project will restore and enhance oak savanna, oak woodland, and upland prairie habitats on these prooperties by: (1) thinning/removing Douglas fir and other competitive trees; (2) controlling invasive weeds; and (3) establishing native grasses. OWEB funds, along with timber revenue from the thinning of Douglas fir trees, will be used to implement various treatment prescriptions.

The Parks and Recreation's grant application was awarded $120,166. This will be matched with $153,068 in timber revenue resulting from the harvest of primarily Douglas fir trees that are overtopping the Oregon white oaks.

ACTION REQUESTED

Staff recommends City Council approval of this grant agreement including adoption of a Resolution authorizing the City Manager to execute the agreement. Staff recommends City Council to accept and appropriate $30,000 of the grant for FY 14-15, with the balance to be included in the FY 15/16 budget during the annual budget development process.

Review and Concur:

Nancy Brewer, City Manager *Pro Tem*

Janet Chenard, Interim Finance Director

Attachments: Resolution

RESOLUTION 2015-_____

Minutes of the meeting of January 20, 2015, Corvallis City Council meeting, continued.

A Resolution submitted by Councilor _____.

WHEREAS, ORS 294.338 (2) allows the City Council to establish appropriations to authorize the expenditure of grants, gifts or bequests after the budget has been approved, provided that the funds are for a specific purpose and that they are not anticipated at the time the budget was approved; and

WHEREAS, the City of Corvallis has received a grant from the Oregon Watershed Enhancement Board in the amount of $120,166 for the purpose of Chip Ross Area Oak Habitat Restoration; and

WHEREAS, $30,000 of the grant will be utilized during FY 14/15; and

WHEREAS, the remaining $90,166 will be included in the FY 15/16 budget; and

WHEREAS, the grant was not anticipated at the time the Fiscal Year 14-15 budget was adopted; and

WHEREAS, the City Council finds that it is in the City's best interest to use the grant for the Chip Ross Area Oak Habitat Restoration.

WHEREAS, the grant acceptance requires approval by the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORVALLIS RESOLVES to accept the grant offered by the Oregon Parks and Recreation Department and authorizes the City Manager to execute agreements accepting the grant.

Capital Improvement Fund	AMOUNT
Capital Projects	$30,000

_____
Councilor

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

CORVALLIS
ENHANCING COMMUNITY LIVABILITY

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CITY MANAGER'S REPORT

JANUARY 15, 2014

****

 # 2014-12

REPORTING PERIOD: DECEMBER 2014

I. ORGANIZATIONAL HIGHLIGHTS

- The 2013-2014 City Council concluded its term, and Mayor Manning concluded her four-year term.

II. MAYOR'S DIARY

I have engaged in the following activities, in addition to meeting and corresponding with constituents and presiding at the twice-monthly City Council meetings, work sessions, and meetings with Council leadership:

Speaking engagements
- Corvallis City Club
- Ecumenical event at Salman Alfarisi Islamic Center

Special meetings
- Chaired meeting of the City Legislative Committee with State Senator-Elect Sara Gelser and Representative-Elect Dan Rayfield to discuss priorities for the 2015 State Legislative Session.
- Chaired meeting of Regional Accelerator and Innovation Network (RAIN) Communications Committee
- Co-chaired meeting of Benton County's Homeless Oversight Committee
- Met with representatives of the Madison Avenue Task Force and Oregon State University (OSU) to discuss the Gateway Project
- Met with Regional Solutions Coordinator Jackie Mikalonis to discuss upcoming presentation on RAIN as part of the Oregon Leadership Summit in Portland
- Met with Mayor-Elect Traber to facilitate transition at year-end
- Met with the Food Insecurity Task Force to discuss potential programs and projects
- Attended meeting of the League of Oregon Cities' Board of Directors

- Attended meetings of the Council of Governments' Executive Committee and Board of Directors

Proclamations
- World AIDS Day

Appointments
- Budget Commission
- Community Police Review Board
- Corvallis Transportation Systems Plan Steering Committee
- Downtown Commission

III. PUBLIC INVOLVEMENT OPPORTUNITIES

A. Opportunities During the Month

- The Community Policing Forum discussed and provided input on the following:
  1. Scheduled the remainder of the Fiscal Year 2015-2016 meetings in the community.
  2. Recently completed Diversity/Inclusion Training of all Police Department staff entitled "Training for Transformation." This was a training partnership between the Department and the National Association for the Advancement of Colored People (NAACP).
- Initiated discussions with Corvallis School District 509J staff and representatives of the Latino community in Corvallis on the production of a Spanish language version of both the City/County Bicycle Guide and the Corvallis Transit System Map/Schedule.

B. Opportunities During the Next Month

- Project kick-off meetings are planned for the Transportation System Plan (TSP) update work effort. The TSP Steering Committee, appointed by the Mayor, will hold their kick-off meeting January 27 at 6:00 pm in the Madison Avenue Meeting Room. A presentation on the project will be made to the City Council at its February 2 meeting. Staff is working on arranging a similar presentation for the Planning Commission at one of its upcoming meetings.
- Community Policing Forum members will meet at the Centro Cultural Cesar Chavez Center on OSU's campus February 17 at 5:30 pm to discuss Police procedures relative for "Force Response." If time allows, discussion will occur about "On-Body" Camera systems.

IV. LIBRARY

A. Department Highlights

- An on-line survey of library card holders was done during the first two weeks of December. More than 3,000 responses were received, or about 10.6 percent of the emailed surveys. Managers met with Nickie Harber-Brankart, the lead consultant from OrangeBoy, to review some of the initial results. More information will be forthcoming in January.
- Administration Division staff began investigating the process for upgrading our Evanced event scheduling and room reservation software.
- Several Adult Services librarians toured the Daytime Drop-In Center to learn about the services offered and their policies. We now know much more about what folks can do at the Center and what type of assistance they can receive in Corvallis.
- Thanks to the generosity of the Friends of the Library, new furniture was installed in the popular DVD area. The new checkout desk is height adjustable and less massive than the furniture that was in place. The desk's red laminate top matches the self-checkout stations.
- The project to weed low-usage materials from the branches led to an influx of materials to be deleted from the system and processed for withdrawal.
- Tears of Joy Theatre presented the bilingual puppet show Papagayo to 100 attendees in Corvallis. A puppet-making program was presented the following week, as part of the December Wednesday Wonders program for children in grades 3-5.
- The Family Music Program brought in 68 patrons – one of the largest ones in attendance so far!
- Linn-Benton Headstart visited Monroe Community Library for a storytime field trip. They had such a good time they would like to make a Monroe storytime a monthly stop.
- Philomath Community Library held a community movie matinee that drew a good mix of people. The Library's movie license has been put to good use in all branch locations this winter.
- The 3D printer made another successful trip to Philomath. It continues to draw lots of interest from all ages. Philomath will be receiving its own 3D printer sometime in the early part of 2015.

B. Other

- The Friends of the Library provided beautiful poinsettia plants for locations around the Library and at each of the branches. They also provided delicious fruit gift baskets for staff at each location. Thank you Friends!

V. PARKS AND RECREATION

A. Department Highlights

- High water required the closure of Crystal Lake parking lot at North Riverfront Park river access during the last two week of December.
- Illegal camps continued to be an issue at Alan M. Berg and Orleans Natural Areas, Riverfront Park, Pioneer Park, Avery Park, Central Park, and Willamette Park.
- A total of 106 volunteers worked 518.25 hours at the Senior and Community Center in December, working on programs, facilitating activities, assisting staff on the front desk, and assisting with special events set-up and execution.
- A total of 19 teams registered for high school recreational basketball, the most teams in the last four years.
- The Senior and Community Center's annual Mistletoe Magic Holiday Dinner was held, thanks to the efforts of 35 volunteers, who helped serve and entertain guests.
- Staff worked on transitioning the Majestic Theatre to Department operations.

VI. POLICE

A. Department Highlights

Officers investigated 2,053 incidents this month. Following are the highlights:

- Officers arrested a man for attempted Invasion of Privacy after he was discovered by an employee placing a video camera in a public bathroom at the Corvallis Manor.
- Detectives were assigned a child sexual abuse case involving an eight-year-old girl. A woman contacted the Police Department to report her roommate's eight-year-old daughter had been raped by her step-father. Detectives located the suspect in Albany, Oregon; and he was arrested on multiple charges, including Rape, Sodomy, and Sexual Abuse.
- Officers directed traffic around approximately 200 people who marched through Downtown Corvallis for about an hour and a half to protest racial injustice and violence. There were no injuries or property damage, and no one was arrested.
- Detectives arrested a 19-year-old man on multiple charges, including Kidnapping, Robbery, Coercion, Menacing, Possession of a Forged Instrument, and Solicitation to Commit Crime, after he held a gun to the back of a 16-year-old girl's head while she was working at a local hotel.
- Street Crimes Detectives followed up on leads of a man selling drugs and arrested a 23-year-old man on charges of Possession of a Controlled Substance. They stopped a car, in which the man was a passenger. The

K-9 officer arrived, and his dog "alerted" to the presence of drugs in the vehicle.

- Officers were dispatched for a man threatening people with a shotgun. The suspect was found at his residence. The suspect admitted to menacing the victims with the shotgun. He was charged with Menacing, Unlawful Use of a Weapon, Trespass, Trespass with a Firearm, Pointing a Firearm at Another, Reckless Endangering, and Driving Under the Influence of Intoxicants.
- Records staff processed 1,412 police reports, entered 457 traffic citations, and performed 186 background checks. Staff generated 111 incident reports – 19 percent of the total reports taken during this reporting period.
- Evidence staff received 662 items during December. An additional 671 items were returned, purged, or permanently transferred.
- Received 50 reports via the Coplogic on-line reporting system.

9-1-1 Center Calls for Service

- The Corvallis Regional Communications Center dispatched 3,388 calls for police, fire, and medical assistance this month as follows:

POLICE		FIRE AND MEDICAL	
Corvallis Police	2,053	Corvallis Fire/Ambulance	664
Benton County Sheriff	544	Other Fire/Medical	56
Philomath Police	71		
TOTAL	2,668	**TOTAL**	720

B. Other

- Dispatcher Eric Baxter attended the Linn-Benton "Active Threat" communications planning meeting.
- Department staff participated in the annual Shop with a Cop event at K-Mart.
- Officer Parrish and Bolt completed 22.5 hours of K9 training, including K9 First Aid training in Albany, and participated in the Commission on Accreditation for Law Enforcement Agencies (CALEA) on-site static display.
- CALEA assessors were on site, and the department is being recommended for re-accreditation.
- Sergeant Ben Harvey attended Law Enforcement Media Relations training in Albany, Oregon.
- Parking Enforcement Officers Derrickson and Schroff attended Verbal ExcellenceTraining in Salem.
- Parking Enforcement Officer Steeves was promoted to Senior Administrative Specialist Exempt.

VII. PUBLIC WORKS

A. Department Highlights

- Initiated work with contractors for restoration activities in the Timberhill burn site within the riparian area. The majority of work is located west and southwest of NW Huckleberry Drive and NW Morning Glory Drive. Dead brush was removed above ground using chainsaws to minimize soil disturbance. No heavy equipment was brought into the site in an effort to minimize erosion and soil compaction. Hazardous trees were removed; select trees remain intact for wildlife habitat value.
- Managed to completion a project to install a 209kw solar array at Public Works. This project was funded by a Pacific Power Blue Sky grant, the Energy Trust of Oregon, and the City of Corvallis. A ribbon cutting for the project will occur in the spring and coincide with the completion of the new fire training facility located nearby.
- Began user acceptance testing for the new work order and asset management software for Public Works Department maintenance work groups.
- Participated in vehicle demonstrations and completed evaluations for a new hydro-excavator truck for the Wastewater/Storm Water Collections crew.
- Fleet Maintenance staff completed evaluations for vehicles scheduled for replacement in Fiscal Year 2015-2016. The findings are shared with supervisors who use the information to make decisions about the timing of a vehicle replacement, such as whether sufficient useful life remains to postpone the replacement.
- Completed installation of a demonstration parking meter pay station on NW First Street between NW Jackson and NW Monroe Avenues. The previous pay stations on that block were removed, and signage was placed to direct customers to the demonstration pay station that will control paid on-street parking on both sides of the street. The demonstration pay station is programmed for pay-by-space, and the customer will receive a receipt of purchase. This six-month on-street trial will continue through June 2015. An on-line survey collecting customer feedback on the new equipment is located at https://www.surveymonkey.com/s/LZDKH8Z.
- Began installation of 270 Corvallis Transit System bus stop signs throughout the City. These replace faded signs with updated signs that incorporate new branding and identify the routes served by each stop.
- The Oregon Department of Transportation and DKS Associates finalized the scope of work for the Transportation System Plan and Transit Development Plan projects and executed the consultant contract.

VIII. CITY MANAGER'S OFFICE

A. Department Highlights

- No notices of tort claims were received.
- Held a team-building session for the 2015-2016 Council on December 11, an orientation with the City Attorney's Office on December 16, and computer/voice mail training on December 29.
- Council held a joint work session with the Planning Commission on December 1 to discuss initiation of the OSU Campus Master Plan Update Legislative Process.
- The Economic Development Officer made one first-time visit to traded-sector businesses and had seven follow-up visits.
- The Economic Development Manager followed up with four retention and expansion leads and one recruitment lead.
- The Economic Development Office is coordinating logistics for the following events:
  - Monthly Willamette Innovators Network Board Meetings and "pub-talks."
  - Willamette Angel Conference event planning and due diligence meetings.

IX. COMMUNITY DEVELOPMENT

A. Department Highlights

- Development Services Division staff processed 49 residential and 32 non-residential plan reviews for proposed construction projects and conducted 1,237 construction inspections.
- Created five new Code Compliance cases as a result of citizen complaints received.
- Of the 258 plumbing, mechanical, and electrical permits issued during December, 160 (or 62 percent) were issued on-line. For 2014, 1,704 ePermits were issued on-line, saving this many trips to City Hall.
- Planning Division staff received 12 land use applications, including three Comprehensive Plan Amendments and a Conditional Development application for a downtown hotel on the riverfront.
- Planning Division staff issued decisions on four land use applications, including two Land Development Code Text Amendments and a Zone Change to implement the Package 2 Land Development Code Amendments.
- Housing and Neighborhood Services (HNS) Division staff provided $595,000 in HOME Investment Partnerships Program funding and $100,000 in Community Development Block Grant program funding to Willamette Neighborhood Housing Services to support the rehabilitation of

the Julian Hotel Apartments on SW Second Street at SW Monroe Avenue. During December, rehabilitation work on the residential interiors was completed, and tenants who had been temporarily re-located during construction were able to move back into their units.

- HNS Division staff implemented a new livability code-related module in Accela, the on-line system currently utilized by the City for building permit and code-related complaint tracking. HNS Division staff is responsible for gaining compliance with violations of the City's Municipal Code, Rental Housing Code, and Land Development Code where those violations occur in residential settings. During December, three new Land Development Code complaints were received and logged; two new Municipal Code complaints were also received and logged. Eleven calls regarding potential violations of the Rental Housing Code were also received, and counseling on the complaint process was provided; those potential complaints were pending at month-end.
- Community Development Department staff continued assisting the City Council committee working on the 2013-2014 Council Term housing goal. During December, project consultant ECONorthwest finalized the Housing Policy Options Report that was presented to the City Council during a November 20 work session. The finalized Options Report was accepted by the Council during its December 15 meeting.

X. FINANCE

A. Department Highlights

- Financial planning staff presented the Comprehensive Annual Financial Report (CAFR) to Administrative Services Committee and City Council.
- Payroll staff assisted Human Resources staff with open enrollment for healthcare premiums, co-payments, stipends and Health Reimbursement Account/Health Savings Account benefit updates to employee payroll records.
- Budget staff pursued adoption of a supplementary budget for the January 1, 2015, commencement of Majestic Theatre operations by Parks and Recreation Department.
- MIS staff completed one of three security audits, a breach assessment, and an internal/external pen test.
- Administrative staff completed review of merchant card fees and submitted a draft memorandum to the Finance Director for review and approval.
- Risk management staff submitted final loss estimates of the Timberhill fire to Travelers Insurance Company.
- Accounting staff completed work with Library and Parks and Recreation Department staff to streamline the cash receipt process.
- MIS staff completed a customer satisfaction survey.

- Municipal Court Judge Dunfield requested City Council approval of new candidates for Municipal Judge *Pro Tempore*.

XI. FIRE

A. Department Highlights

Operational

Response Activity – December 2014	City	Non-City	Total
Fires	9	1	10
Overpressure/Rupture	0	0	0
Requests for Ambulance	338	88	426
Rescue (Quick Response Team)	127	19	146
Hazardous Condition	10	4	14
Service Requests	47	6	53
Good Intent	26	21	47
False Calls	29	5	34
Other	0	0	0
TOTAL RESPONSES OVERALL	**586**	**144**	**730**

B. Other

- The drill tower project is proceeding on schedule and should be completed spring 2015.
- The one-year service agreement with the Rural District (July 2015 - June 2016) has been finalized.

XII. MISCELLANEOUS

- Attached is the City Attorney's Office Report to the City Council for December.

Nancy Brewer
City Manager *Pro Tem*

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

CITY ATTORNEY'S OFFICE REPORT TO CITY COUNCIL: HIGHLIGHTS December 2014

The following are highlights of the City Attorney's Office activities in December 2014:

1. Preparation and filing of Response Brief in *Hess et al. v. City* (appeal of LUBA decision on Campus Crest to Oregon Court of Appeals).

2. Preparation of materials for orientation of new City Council; leadership of Council training and orientation session.

3. Meeting with Engineering Department regarding damage to railroad at 6th Street.

4. Meetings with Planning Department regarding OSU Campus Master Plan update.

5. Advice to City staff regarding response to State Building Code Division on proposed Memorandum of Agreement re: Delegated Building Inspection Program.

6. Meeting with acting City Manager, Fire Chief and Community Development Director regarding Timberhill ownership; correspondence with Timberhill attorney regarding possible settlement of code violation appeal.

Ongoing/Future Matters:

1. Representation of the City before the Oregon Court of Appeals regarding *Hess et al. v. City* (appeal of LUBA decision on Campus Crest) and *Hunking v. City* Municipal Court Appeal.

2. Assistance to Council and staff regarding city manager vacancy and recruitment

2. Enforcement actions re: code violations (building, rental housing, land development code).

3. Continued work on public records requests.

4. Continued assistance on internal investigations.

5. Assistance in preparing findings for land use decisions.

6. Enforcement of City ordinances and prosecution of offenses in Corvallis Municipal Court.

7. Continued work on revisions to CMC 5.03 and other policy matters.

CORVALLIS CITY COUNCIL GOALS 2014-2015

PREFACE:

This is an update on work accomplished on Council Goals during the last quarter, with a summary of expected work to be accomplished in the future. The City Council goals continue to reflect an ongoing commitment to the overarching goals of:

♦Diversity ♦Citizen Involvement ♦Sustainability ♦Cost Efficiency

Council goals are also connected to both the Vision 2020 Statement Categories and the City Manager's Core Responsibilities:

SUSTAINABLE BUDGET

Council will achieve a sustainable budget where recurring revenues equal or exceed recurring expenditures in all City funds by continuing to seek expenditure efficiencies and by exploring and implementing a broad range of revenue sources.

Accomplished through December 31, 2014:

- The City Council adopted a balanced, sustainable budget for FY 14-15 and the new fiscal year is well underway.

Next Steps:

- Preliminary budget projections were developed for General Fund Departments based on early revenue projections. These estimates will be firmed up during the next quarter.
- Property tax revenue will be higher than anticipated in FY 14-15 due to assessed value growth of 4.3 percent. This is expected to also slightly increase the base amount available for FY 15-16.

Vision 2020 Statement Categories

Culture/Recreation
Central City
Economic Vitality
Education/Human Services
Governing and Civic Involvement
Protecting the Environment
Where we Live

City Manager's Core Responsibilities

Resident Well Being
Public Safety
Livability
Infrastructure
Economic Vitality

ECONOMIC DEVELOPMENT

- **Economic Development Commission will review and possibly supplement the current economic development strategy incorporating aspects of agriculture-related businesses, local investment, arts and culture, as well as the City's overarching goals.**
- **The Economic Development Commission will provide recommendations to the Council by the end of 2013.**
- **Council takes action by mid-2014.**

Vision 2020 Statement Categories

Culture/Recreation
Central City
Economic Vitality

City Manager's Core Responsibilities

Resident Well Being
Public Safety
Livability
Infrastructure
Economic Vitality

The Economic Development Commission addressed and completed this goal in the first half of FY 2014 and presented their recommendations to the City Council. The City Council accepted the EDC's recommendation along with the following priorities for the coming year:

- The Economic Development Commission will:
  - Continue support for existing and emerging businesses;
  - Monitor the impact of the JOBS ACT (2012);
  - Explore and collaborate on Urban Renewal possibilities; and
  - Implement RAIN and OSU Advantage Accelerator programs.

<u>Accomplished through December 31, 2014:</u>

- The Economic Development Advisory Board completed its review and analysis of the current strategic plan and developed the first draft of a new strategic plan.
- EDO staff participated in the WiN event.

<u>Next Steps</u>:

- The Economic Development Advisory Board will complete revisions to the ED Strategic Plan and will present the updated plan to the City Council in the first quarter of calendar 2015.

CITY/ OSU COLLABORATION

The Collaboration Corvallis project will be completed by the end of 2014 with Council approved recommendations implemented or planned, including a collaboration framework for the future.

Vision 2020 Statement Categories

Central City
Economic Vitality
Education/Human Services
Governing and Civic Involvement
Where we Live

Accomplished through December 31, 2014:

- The City Council accepted the recommendation in the Transit Hub Study to not pursue a hub on or near the OSU campus.
- A ballot measure to establish a new Residential Parking District program was defeated in the November election. There will be no further work on this project. The current Municipal Code Language will remain unchanged.

Next Steps:

- The City Council determined that 2015-16 Council would consider continuation of the Collaboration project's intergovernmental agreement (IGA) with OSU. The IGA expired on December 31, 2015.
- Staff will seek direction from the City Council on how to proceed with Collaboration follow-up work including updating the off-campus parking usage survey and the neighborhood livability survey.

HOUSING

By the end of 2013, the Council will have access to comprehensive and objective information about the demands for housing in the Corvallis Urban Growth Boundary and the causes of the current housing mix. By the end of 2014, the Council will create policies, regulations, and strategies to help meet the housing needs of those who live here or wish to live here.

Accomplished through December 31, 2014:

- Project consultant ECONorthwest presented and the City Council accepted a final Corvallis Housing Policy Options report. This completes ECONorthwest's work on this Council Goal project.

Next Steps:

- The 2015 City Council will consider the final report and potential next steps during Council Goal Setting or in subsequent discussions of the community's affordable housing needs.

Vision 2020 Statement Categories

Central City
Economic Vitality
Education/Human Services
Governing and Civic Involvement
Protecting the Environment
Where we Live

City Manager's Core Responsibilities

Resident Well Being
Livability
Infrastructure
Economic Vitality

HOMELESS COLD WEATHER SHELTER

Participate in the development of a plan to find a permanent solution by December 2014 for a cold weather shelter and daytime drop-in center.

Vision 2020 Statement Categories

Central City
Education/Human Services
Governing and Civic Involvement
Where we Live

City Manager's Core Responsibilities

Resident Well Being
Livability
Infrastructure
Economic Vitality

Accomplished through December 31, 2014:

- The Corvallis Homeless Shelter Coalition (CHSC) has purchased a building at 530 SW Fourth Street, the site occupied by the agency's men's cold weather shelter for each of the last two winters.
- Operation of the cold weather shelter began November 1 and is scheduled to run through the end of March 2015.

Next Steps:

- CHSC is pursuing the purchase of the parcel adjacent to 530 SW Fourth Street in the hope of combining the sites and building a single facility to house a year 'round men's shelter, women's shelter, daytime drop-in center and meal site.
- Plans for the single facility are under development and discussion with the Community Development Department's Development Services Division.

PUBLIC PROCESS AND PARTICIPATION

By December 2014, the Council will revise its processes and structures into a more effective and efficient citizen engagement program to develop diverse future leaders, enhance communication between citizens and the Council, help connect citizens to each other to strengthen community and neighborhoods, and utilize the expertise of citizen-volunteers in solving community problems.

Vision 2020 Statement Categories
Culture/Recreation
Central City
Economic Vitality
Education/Human Services
Governing and Civic Involvement
Protecting the Environment
Where we Live

Accomplished through December 31, 2014:

- The City Council has adopted some of the recommendations of the Public Participation Task Force (PPTF) including: Guiding Principles, Renaming Advisory Boards/Commissions using consistent definitions, and Board/Commission Annual Report process to council standing committee.

Next Steps:

- Staff is testing PPTF suggestions that some Council Advisory Boards may actually be more like a Department Advisory Committee with the associated boards. Recommendations for additional changes are expected to come through the annual reporting process.
- Annual reports for all Advisory Boards and Commissions have been scheduled with the respective standing committees for August and September 2015.

ACCOMPLISHMENTS TOWARD THE OVERARCHING GOALS AND VALUES

RESIDENT INVOLVEMENT:

- A Transportation System Plan Steering Committee was appointed by the Mayor and approved by the City Council.
- Public Works Utilities Division staff met with the Harding Neighborhood Association to review current maintenance practices for water and sewer infrastructure, and the response efforts that take place when a water line break occurs. A demonstration of a backwater device engaged residents in a discussion about the actions they can take to protect their property.
- Public Works staff coordinated the collection of twice-weekly bicycle counts at 13 major intersections in October. Volunteers from the City's Bicycle and Pedestrian Advisory Board, Mid-Valley Bicycle Club and the Corvallis Sustainability Coalition assisted with the effort.
- Public Works staff attended the Downtown Corvallis Association meeting to present information and gather input about changes to downtown motorcycle parking being recommended by the Downtown Parking Sub-Committee.
- Public Works completed installation of a demonstration parking meter pay station on December 18. The existing pay stations were removed and signage placed directing customers to the demonstration pay station that will control paid parking for the on-street parking on both the east and west sides of 1st Street between Jackson and Monroe Avenues. The demonstration pay station will be programmed for pay-by-space and the customer will receive a receipt of purchase. This six-month on-street trial will run through June 2015. An online survey collecting customer feedback on the new equipment is located at https://www.surveymonkey.com/s/LZDKH8Z .
- The Fire Department held a successful Open House event, providing safety education to approximately 1,250 residents.
- The Parks and Recreation Department held three meetings with the Parks, Recreation and Natural Area Advisory Board subcommittee regarding dogs in parks.
- The Parks and Recreation Department developed a new subcommittee for the Arts and Culture Advisory Board to select public art.
- Parks and Recreation Department staff met with a group of stakeholders interested in the plans for Shawala point and the riverfront to Willamette Park.
- An online Library patron survey in December was emailed to all library cardholders with email addresses; the City's consultant received over 3,000 responses. Staff is working with the survey vendor to interpret the results, which will be used in the Library's new Strategic Plan.
- Library staff participated in the annual Beaver Fair at OSU and signed up 126 new cardholders.
- Library staff participated in planning for the annual Teen Summit.
- Extensive Library youth programming brought thousands of users to the libraries. Highlights include Story Times for babies through preschoolers, Wednesday Wonders weekly after school

programs, Teen Makers, Family Music, Corvallis-OSU Piano International music programs, and the R.E.A.D. dogs.

SUSTAINABILITY:

- Public Works Received recognition from ICLEI - Local Governments for Sustainability for the City of Corvallis' leadership and tangible progress toward climate protection. The award acknowledges Corvallis as one of the first communities to complete a US Community Protocol Compliant Inventory of greenhouse gas emissions.
- Public Works Buildings and Grounds staff completed several energy savings upgrades in preparation for fall and winter weather. Projects included the installation of more efficient lighting for the interior of the Library and exterior of Public Works shops area, and the installation of new temperature sensors for the Public Works boiler which will reduce natural gas and electricity use by reducing boiler and circulation pump run times.
- Public Works completed a water audit for the Parks and Recreation Osborn Aquatic Center. Many fixtures had flow rates that support resource conservation (both cold and hot water), and there were areas identified that need improvement. Public Works staff is providing new showerheads to bring all showers below maximum allowable rates and to rates suggested by the Environmental Protection Agency.
- Public Works managed to completion a project to install a 209kw solar array at Public Works. The project was funded by a Pacific Power Blue Sky grant, the Energy Trust of Oregon, and the City of Corvallis. A ribbon cutting for the project will occur in the spring and coincide with the completion of the new fire training facility located nearby.
- Public Works initiated work with contractors for restoration activities in the Timberhill burn site within the riparian area. The majority of work is located west and southwest of Huckleberry Drive and Morning Glory Drive. Dead brush was removed above ground using chainsaws to minimize soil disturbance. No heavy equipment was brought into the site in an effort to minimize erosion and soil compaction. Hazardous trees were removed; select trees remain intact for wildlife habitat value.
- The Police Department E-citation project went live in October. This project was funded through a grant from the Oregon Department of Transportation. E-citations eliminate data entry redundancies through electronic data transfer, saving staff time and reducing printing and paper costs.

DIVERSITY:

- Public Works initiated discussions with 509J School District staff and representatives of the Latino community in Corvallis on the production of a Spanish language version of the City Bike Guide.
- Library staff participated in the annual Latino Festival at Linus Pauling Middle School.
- In November the Police Department conducted its annual diversity and inclusion training in partnership with the Corvallis Area Branch of the NAACP. The Department contracted with Training for Transformation, LLC, a cultural competency consultancy. Around 60 community members attended one or more of the four workshop sessions which all department staff attended.

COST EFFICIENCY:

- Public Works upgraded Buildings and Grounds staff cell phones to smart phones allowing for the receipt of email and service requests in the field, reducing the number of trips to and from Public Works.
- Public Works Fleet Maintenance staff completed evaluations for vehicles scheduled for replacement in FY 15-16. The findings are shared with supervisors who use the information to determine whether sufficient useful life remains to postpone the replacement.
- Library patrons may now pay library fines online.
- The Library Foundation annual campaign is underway. The campaign typically results in about $25,000 in donations for the Library.
- Police Department received 213 reports via the online CopLogic reporting system. This resulted in an estimated $10,650 savings in staff time.

MEMORANDUM

January 12, 2015

TO: Mayor and City Council

FROM: Mary Steckel, Public Works Director

SUBJECT: Healthy Streets, Healthy Streams Report

Issue
The report on the Healthy Streets, Healthy Streams work effort has been completed.

Background
In 2012, the Public Works Department received a grant from the U.S. Environmental Protection Agency for a two-year community awareness work effort on the Healthy Streets, Healthy Streams (HS/HS) concept. In broad terms, this concept explores how combining stormwater treatment options and street features can improve water quality, enhance alternative transportation routes, expand urban green space and improve community health.

Discussion
The final report on the HS/HS work effort is now complete and available on the City's Website. It is intended as an informational tool to assist in identifying the opportunities to integrate stormwater and transportation facilities. It explains the process that was used in the HS/HS initiative, describes potential facilities and the benefits of each, and includes a conceptual design, using select features to illustrate the possibilities in a given location in Corvallis. The report appendices provide a rich source of additional information about the HS/HS concept, as well as insight into the Corvallis community's response to it, best captured in Appendix B, the Corvallis Streams and Streets Report, which provides the results of the community outreach survey.

Immediate benefits from the HS/HS initiative will be obtained through the consideration of the example features in the development of the Stormwater Design Manual, with additional near-term benefits from the wealth of information gathered through the community outreach survey and the comments that were posted to the interactive HS/HS Web page which will serve to inform the Transportation System Plan's existing conditions analysis.

The full report can be accessed by entering 'Healthy Streets' in the search field on the City's Website or by choosing Departments» Public Works» Utilities» Stormwater Program » Healthy Streets Planning Initiative.

Action
No action is required; this report is provided for information only.

Review and concur:

1/13/15

Nancy Brewer, City Manager *Pro Tem* Date

ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS
2015
January 15, 2015

Note: Future items listed below may move to another meeting date depending on workload issues and other factors

MEETING DATE	AGENDA ITEM
January 21	• Council Policy Review and Recommendation: • 4.14, "Use of City Hall Plaza and Kiosk" • Fiscal Year 2013-2014 Parks and Recreation Department Cost Recovery Review
February 4	• Economic Development Strategy Update
February 18	• Open Carry of Loaded Firearms Policy and Resolution • Council Policy Review and Recommendation: • 2.10, "Use of Electronic Mail by Mayor and City Council"
March 4	• Second Quarter Operating Report • Council Policy Review and Recommendation: • 10.01-10.08, "Financial Policies"
March 18	• Ambulance Rate Review • Livability Code/Neighborhood Outreach Program • Council Policy Review and Recommendation: • 2.09, "Council Orientation"
April 8	• Visit Corvallis Second Quarter Report • Downtown Corvallis Association Economic Improvement District Second Quarter Report
April 22	• Council Policy Review and Recommendation: • 2.08, "Council Liaison Roles"
May 6	•
May 20	• Visit Corvallis Third Quarter Report • Downtown Corvallis Association Economic Improvement District Third Quarter Report
June 3	• Third Quarter Operating Report • Board and Commission Sunset Review/Annual Report: • Community Police Review Advisory Board
June 17	• Republic Services Annual Report
July 8	•
July 22	•
August 5	• Budget Commission Annual Report • Economic Development Advisory Board Annual Report
August 19	•
September 9	• Visit Corvallis Fourth Quarter Report • Downtown Corvallis Association Economic Improvement District Fourth Quarter Report
September 23	• One-Year Review of PPTF Recommendations on Advisory Board and Commission Changes • Council Policy Review and Recommendation: • 3.02, "City Compensation Policy"
October 7	• Fourth Quarter Operating Report

October 21	• Utility Rate Annual Review
	• Council Policy Reviews and Recommendations:
	  • 1.01, "Charges for Copying of City Material"
	  • 3.01, "Appointment of Acting City Manager"

November 4	•
November 18	• Council Policy Review and Recommendation: • 1.11, "Identity Theft Prevention and Red Flag Alerts"

MEETING DATE	AGENDA ITEM
December 9	• Visit Corvallis First Quarter Report • Downtown Corvallis Association Economic Improvement District First Quarter Report • Comprehensive Annual Financial Report • First Quarter Operating Report

December 23	• Council Policy Reviews and Recommendations:
	  • 1.09, "Public-Access Television"
	  • 3.04, "Separation Policy"

ASC PENDING ITEMS

• Arts Percentage for Municipal Building Construction	Parks and Recreation
• Comcast Franchise Renewal Update	Public Works
• Corporate Securities List	Finance
• Economic Development Policy on Tourism	City Manager's Office
• Multi-Family Residential Tax Incentive Program for Downtown Area	Community Development
• Municipal Code Review: Chapter 4.01, "Solid Waste Regulations"	Community Development

Regular Meeting Date and Location:

Wednesday of Council week, 1:00 pm – Madison Avenue Meeting Room

HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS
2015
January 15, 2015

Note: Future items listed below may move to another meeting date depending on workload issues and other factors

MEETING DATE	AGENDA ITEM
January 20	• Fiscal Year 2015-2016 Social Service Priorities and Calendar
February 3	•
February 17	• Council Policy Review and Recommendation: • 4.01, "Guidelines for Commercial Vending and Fundraising Activities in City Parks"
March 3	• The Arts Center Annual Report • Public Art Selection Commission Annual Report • Council Policy Review and Recommendation: • 4.12, "Guidelines for Public Art Selection"
March 17	• United Way Semi-Annual Report
April 7	•
April 21	•
May 5	• Majestic Theatre Quarterly Report • Liquor License Annual Renewals
May 19	•
June 2	• Social Service Allocations – Fiscal Year 2015-2016 • Boards and Commissions Sunset Review/Annual Report: • Parks, Natural Areas, and Recreation Advisory Board
June 16	•
July 7	• Corvallis Farmers' Market Annual Report
July 21	•
August 4	• Majestic Theatre Quarterly Report • Arts and Culture Advisory Board Annual Report • United Way Annual Report
August 18	• Community Involvement and Diversity Advisory Board Annual Report • Housing and Community Development Advisory Board Annual Report • Community Relations Advisory Board Annual Report • Social Service Annual Report
September 8	• Library Advisory Board Annual Report • King Legacy Advisory Board Annual Report • Parks, Natural Areas, and Recreation Advisory Board Annual Report
September 22	• Rental Housing Program Annual Report
October 6	•

October 20	• Council Policy Reviews and Recommendations:
	  • 1.04, "Official Flower"
	  • 1.07, "The Corvallis Flag"

November 3	• Majestic Theatre Quarterly Report

November 17	• Council Policy Reviews and Recommendations:
	  • 4.06, "Library Displays, Exhibits, and Bulletin Boards"
	  • 4.03, "Corvallis Senior Center Operational Policies"
	  • 4.04, "Park Utility Donations"

December 8	• 2016-2017 Social Service Priorities and Calendar
December 22	•

HSC PENDING ITEMS

- Marijuana-related ordinances — Police
- Municipal Code Reviews:
  - Chapter 5.01, "City Park Regulations" (Alcoholic Beverages in Parks) — Parks and Recreation
  - Chapter 9.02, "Rental Housing Code" — Community Development
- OSU/City Collaboration Project Recommendations (Action Items 4-1, 4-3, 4-4, 5-1) — Community Development
- Senior Center Conceptual Plan — Parks and Recreation

Regular Meeting Date and Location:

Tuesday of Council week, 2:00 pm – Madison Avenue Meeting Room

URBAN SERVICES COMMITTEE
SCHEDULED ITEMS
2015
January 15 2015

Note: Future items listed below may move to another meeting date depending on workload issues and other factors

MEETING DATE	AGENDA ITEM
January 20	NO MEETING (conflicts with Council due to MLK holiday)
February 3	• Parking 101 • Council Policy Review and Recommendation: • 9.03, "Parking Permit Fees"
February 17	NO MEETING (conflicts with Council due to Presidents' Day holiday)
March 3	• Downtown Parking Structure Discussion • Systems Development Charge Annual Review
March 17	•
April 7	•
April 21	•
May 5	•
May 19	• Council Policy Review and Recommendation: • 9.08, "Building Encroachments in the Public Right-of-Way"

June 2	• Boards and Commissions Sunset Reviews/Annual Reports:
	  • Bicycle and Pedestrian Advisory Board
	  • Transit Advisory Board

June 16	•
July 7	•
July 21	•
August 4	• Airport Advisory Board Annual Report • Capital Improvements Program Advisory Board Annual Report
August 18	• Downtown Advisory Board Annual Report • Historic Resources Commission Annual Report • Planning Commission Annual Report • Council Policy Review and Recommendation: • 7.14, "Prepayment for Public Street Improvements"
September 8	NO MEETING (conflicts with Council due to Labor Day holiday)
September 22	• Watershed Management Advisory Board Annual Report

October 6	• Council Policy Reviews and Recommendations:
	  • 7.11, "Water Main Extensions and Fire Protection"
	  • 9.04, "Street Lighting Policy"

October 20	• Council Policy Reviews and Recommendations:
	  • 7.01, "Assessments – Sanitary Sewer and Water System Improvements"
	  • 7.02, "Assessment – Storm System"
	  • 7.03, "Assessment – Street Improvements"

November 3	• Council Policy Reviews and Recommendations
	  • 7.16, "Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks"
	  • 1.08, "Organizational Sustainability"
	  • 8.01, "Watershed Easement Considerations"

November 17	•

December 8	• Council Policy Reviews and Recommendations:
	  • 7.09, "Traffic Control Devices; Cost of"
	  • 7.10, "Water Line Replacement"
	  • 9.01, "Crosswalks"

December 22	•

USC PENDING ITEMS

• Municipal Code Review:	Community Development
• Chapter 8.13, "Mobile Food Units"	Public Works
• Multimodal Transportation Advisory Board (2017)	Public Works
• Residential Parking Permit Districts Municipal Code Changes	Public Works
• Vegetation Management and Fire Protection – Regulatory and Policy issues	Community Development/Fire

Regular Meeting Date and Location:

Tuesday of Council week, 6:00 pm through June – Madison Avenue Meeting Room
Tuesday of Council week, 5:00 pm July through December – Madison Avenue Meeting Room

Bargaining Process

Strike Permitted Unit Bargaining Process

Direct Bargaining (minimum 150 days)

↓

Mediation (minimum 15 days)

↓

Impasse

↓

Final Offer and Costing

(within 7 days of impasse)

↓

30 day Cooling Off Period

↓

↓↓

Employer may
Implement

Union may
Strike

Final Offer (after 10 day notice)

Strike Prohibited Unit Bargaining Process

Direct Bargaining (minimum 150 days)

↓

Mediation (minimum 15 days)

↓

Impasse

↓

Final Offer, Costing & Petition

To Initiate Arbitration

(within 7 days of impasse)

↓

30 days Cooling Off Period

↓

Last Best Offer Filed With Arbitrator

(14 days before hearing)

↓

Arbitration Hearing

(scheduled after Cooling Off Period)

↓

Arbitration Decision

(30 days from close of hearing)

Climate Change - Linda Lovett

High Priority Actions

$ = $0 - $99,999
$$ = $100k - $999k
$$$ = $1 million +

* An action has adaptation value when it prepares the community or a system for climate change.

Food and Agriculture	Relative GHG Reduction	Adaptation Value*	Cost	Savings	Leader (L) / Partners (X)														Timing			
					City of Corvallis	City - policy/legislation	Utilities	Business Sector	Residents	Neighborhoods	School District	Benton County	OSU	LBCC	State of Oregon	CAMPO	Non-Profits	Other	Ongoing	2016	2020	2030
OBJECTIVE 9: Reduce consumption of carbon-intensive foods by 25 percent by 2020 and by 50 percent by 2030																						
9.1. Establish quantitative metrics and a baseline for consumption of carbon-intensive foods.																				X		
9.2. Begin a community-wide campaign to encourage the public to choose less carbon-intensive foods as part of a climate-friendly lifestyle. Specifically encourage consumption of alternatives to red meat and dairy products, which are especially carbon-intensive.	M	N/A	$	$	X			X	X	X	X	X	X	X	X		L		X	X		
9.3. Implement a "Buy climate-friendly"/locally grown food purchasing policy for public institutions, incl. city and county governments, schools, and hospitals.	M	N/A	$		X	X		X			X	X	X	X	X		L		X	X		

Urban Natural Resources	Relative GHG Reduction	Adaptation Value*	Related Objectives	Cost	Savings	Leader (L) / Partners (X)														Timing		
						City of Corvallis	City - policy/legislation	Utilities	Business Sector	Residents	Neighborhoods	School District	Benton County	OSU	LBCC	State of Oregon	CAMPO	Non-Profits	Other	Ongoing	2016	2020
OBJECTIVE 16: To cool buildings, pavement, and waterways, by 2030 expand Corvallis's urban forest canopy to cover at least 40 percent of publicly owned land and 100 percent of the total length of streams in the City that are tributaries to the Willamette and Marys Rivers.																						
16.1. Require use of native species in all public projects.	N/A	X		$	$	L	X					X	X	X	X	X	X			X	X	
16.2. Seek additional financial and volunteer resources to support implementation of the City's *Urban Forestry Management Plan.*	N/A	X		$	$	L			X	X	X	X	X	X	X	X		X		X	X	
16.2a) Re-examine the Urban Forestry plan to ensure that it places appropriate emphasis on reducing susceptibility to the likely increase in wildfires.	N/A	X		$		L							X	X		X			USFS		X	
16.3. Update the City's inventory of urban tree species and urban forest canopy cover.	N/A	N/A		$		L								X		X			USFS			X
16.4. Expand public and private programs to encourage planting, preserving and maintaining of trees and shrubs and to control invasive species.	N/A	X		$		X			X	X	X	X	X	X	X	X		X		X		X

Appendix H: Appreciations

The Corvallis Climate Action Plan Task Force expresses our deep appreciation to all the individuals who contributed to this plan through their ideas and insights, research, technical expertise, writing, editorial assistance, community outreach, encouragement, food, and other vital elements. We are still receiving feedback, so are acknowledging contributions here in lieu of the Topic Specialists Appendix that we held space for in the previous draft.

Inspiration

- Linda Geiser
- John Gentile
- Debra Higbee-Sudyka
- Leonard Higgins
- Charlie Miller

Technical Experts

- Buildings and Energy: Brandon Trelstad, Corvallis Sustainability Coalition Energy Action Team; Carly Lettero, Corvallis Environmental Center & Energize Corvallis
- Land Use and Transportation: Susan Morre, Corvallis Sustainability Coalition Land Use Action Team
- Consumption and Solid Waste: Jeannette Hardison, Corvallis Sustainability Coalition Waste Action Team; Andrea Norris, OSU Recycling; Julie Jackson, Republic Services
- Food and Agriculture: Owen Dell, Landscape Architect, Owen Dell and Associates, LLC; Jason Bradford, Owner of Vitality Farms and Managing Director of Farmland LP
- Health and Social Services: Tatiana Dierwechter, Charlie Fautin, Sara Hartstein, and Mac Gillespie of the Benton County Health Department
- Urban Natural Areas: David Eckert, Corvallis Sustainability Coalition Water Action Team
- Climate Science: Phil Mote, Oregon Climate Change Research Institute
- Greenhouse Gas Emissions Reduction Targets: Robin Fladebo, Merit Systems Services
- State of Oregon Policy: Theresa Gibney

Advisory Panel (see pp. 62-64 for bios)

Dorothy Fisher Atwood
Bill Bradbury
Kyle Diesner
Kelly Hoell
L. Hunter Lovins
Chris Maser
Matt McRae
Babe O'Sullivan
Ann Scheerer
Megan Shuler
Jane M. Silberstein
Kevin Wilhelm

City of Corvallis

- Urban Services Committee: Councilors Richard Hervey, Dan Brown, Roen Hogg
- Public Works Department: Mary Steckel, Scott Dybvad

Brewer, Nancy

From: Mayor
Sent: Monday, January 19, 2015 12:43 PM
To: Mayor and City Council
Cc: Brewer, Nancy; Gibb, Ken; Holzworth, Carla
Subject: Fwd: Support for Climate Action Plan Adoption - Philip S. Wenz

FYI in case it was not sent to you.
Biff

----- Forwarded Message -----
From: "swenz"
To: mayor@council.corvallisoregon.gov
Sent: Monday, January 19, 2015 10:32:50 AM
Subject: Support for Climate Action Plan Adoption - Philip S. Wenz

SUPPORT FOR CLIMATE ACTION PLAN ADOPTION

Dear Mayor Traber,

Members of various community groups including the Corvallis Sustainability Coalition, 350.org (Corvallis) and others will appear at tomorrow night's Jan. 20 city council meeting to show support for the Council's adoption Corvallis Climate Action Plan (CAP) as one of the Council's upcoming goals.

Although I cannot personally attendt the meeting, I wish to voice my support for this action. I have reviewed the Climate Action Plan and believe all, or most of its goals and initiatives are compatible with local climate change mitigation and sustainable community development.

That said, I would also warn the Council of the danger of contradicting its own well meaning climate mitigation policies in the following way: in order to help Oregon State University meets its expansion goals, the previous Council voted for the expansion of suburban development in Corvallis. Specifically, I am thinking of that Council's overturning of the Planning Commission's determination to disallow the development of the Witham Hill property as student housing, though there are a number of other examples.

Such actions defeat, or at least neutralize any carbon footprint reduction that might be achieved by implementing the goals of any "Climate Action Plan." For example, reducing the footprint of individual buildings though energy conservation measures, while simultaneously adding dozens or hundreds of new buildings, will do nothing to reduce our overall carbon footprint. Similarly, building bike paths and increasing

public transportation availability while simultaneously creating an infrastructure that enables thousands of additional cars to be introduced into Corvallis will likely have the net result of increasing our carbon footprint.

In short, the Council can't have it both ways. If your goal is to reduce our city's carbon footprint — especially to implement enough reduction to have any impact — then you must consistently vote for policies that support that goal. Such policies would include changing zoning and development codes to facilitate downtown, mixed-use development and strongly discourage the continued suburbanization of Corvallis.

Sincerely,

Philip S. Wenz
Sustainability Columnist, Corvallis Gazette-Times

CC:
- Mayor Traber all City Council persons
- Ken Gibbs and Jason Yaich, Corvallis Community Development Department
- Annette Mills, Corvallis Sustainability Coalition
- Jean Townes, 350.org, Corvallis
- Anne Schuster, Benton County Commissioner

New City/OSU IGA

Proposed structure:

- A small, high level working group (City/OSU Joint Commission, or other name to be determined) of representatives of the City and the University will be formed and will meet regularly to discuss shared issues and consider strategies to address them. The commission will start by reviewing outstanding Collaboration work group recommendations, consider which are still needed and whether they need revision, and then recommend continuation or completion. Thereafter the commission will address issues as they are agendized and prioritized by the members. Work that needs to be done to address these issues will be referred to existing groups whenever possible (see next bullets).
- The issues referred by the Joint Commission for additional work are likely to fall into one of four themes. Below are those themes and the existing committees or processes that might be used as the primary group to address these matters as they are referred. OSU and/or the City Council may choose to review these matters prior to referral to these groups. Recommendations from these groups would go through regular City and OSU processes for consideration and implementation. In some cases this may mean returning the recommendations to the Joint Commission prior to presentation to the governing authorities.
    - Neighborhood livability: The new joint Community Relations Advisory Group. The charge may need to be adjusted slightly. It will have representation from both organizations.
    - Economic development: The Economic Development Advisory Board. Their charge may need to be expanded. It has representation from both organizations.
    - Neighborhood planning and housing: The legislative process will take precedence at this time. That process may conclude with the establishment of a body to continue the work - a new or existing group.
    - Traffic and parking: The legislative process will take precedence at this time. That process may conclude with the establishment of a body to continue the work - a new or existing group.
- Advantages of this general approach include cost savings by using existing bodies. There shouldn't be the need for a consultant. This method should also require less support from the City's Community Development Department. The existing bodies have public participation built into their operations, as should any new groups formed through the legislative process. This would also make working together for common interests (OSU, City government, and City residents) become a part of regular work.

IGA components:

- A method of modification with the agreement of both bodies.
- No predetermined scope of work. That should be proposed as work proceeds by the Joint Commission, and approved by the governing authorities of the two organizations.
- No predetermined division of costs. That should follow the discussion of strategies to address individual issues. However, there should be a reference to some cost sharing. Direct support of the Joint Commission will need to be addressed.
- Joint Commission: The composition of the commission needs to be specified. The process of selection of a chair should be by mutual agreement.
- Other working groups: The intent to use existing committees whenever possible needs to be stated as well as the intent to include some form of representation from both organizations in these processes.

1/15/2015 py

January 19, 2015

Mayor and City Council

RE: OSU ATTEMPTS TO SILENCE PUBLIC

In a letter dated January 13, 2015, addressed to the City Council and Planning Commission, Mr. Kirk Pawlowski and Mr. David Dodson, representing OSU, asserted that I made statements in letters submitted to you that were "in error". The errors that they claim are that I said their "data is flawed" and that "OSU should not be in charge of submitting.....inventories" (see paragraph 2, page2). They further asserted that my statements did not "serve to facilitate the productive planning process". Here is the full text of OSU's paragraph 2:

> In his letter to the Council, Mr. Rolland Baxter indicates that our data is flawed or that OSU should not be in charge of submitting these inventories. Mr. Baxter's comments on this matter are in error and do not serve to facilitate the productive planning process we continue to seek with the City of Corvallis. The OSU zone requires OSU to submit this inventory data and there is no indication that the data is flawed or inaccurate.

What really concerns me about OSU's letter is OSU's representation to you (and to the Planning Commission) that (based on their completely false assertions) "Mr. Baxter's comments.....do not serve to facilitate the productive planning process....". This is a very chilling statement. How are we to interpret OSU's intent? Are we to understand that those who pose differing interpretations (than OSU's) are to be isolated and publicly marginalized? What is OSU's definition of a "productive planning process" if citizens who express legitimate, accurate and factual opinions are to be challenged by OSU in this fashion?

The issue here is public participation and the freedom (and expectation) of citizens to speak or participate. The public should be able to speak without being marginalized or silenced. I have to admit that this challenge took me by surprise. Not so much that OSU disagrees with my perspectives, but that they chose to attempt to marginalize a citizen's input rather than addressing the conditions being discussed. They had choices. They could have stated more precisely where OSU's interpretation is different from mine. They could have clarified their position after their errors were pointed out. They chose to say that my participation was unwanted and unproductive.

I would also like to specifically address OSU's allegations of error.

I have re-read my two submittals dated January 9, 2015 and cannot find where I said that OSU data was flawed. Nowhere. I could not even find the words "flawed" and "data" in the same sentence or in the same paragraph. I have no reason to believe that the data assembled and reported by OSU is flawed and make no such claim. If I had evidence that data submitted by OSU was flawed, I would present or identify the flawed data.

I also cannot find where I said that OSU should not be submitting or should not be "in charge" of submitting the reports required by the LDC. I said no such thing and have no reason to believe that OSU is incapable of gathering or submitting inventories or other forms of data. And I have no reason to believe that the public should be required to conduct or pay others to conduct such inventories.

To be clear, I have said that I believed estimates of population in the CMP were erroneous, which they were. And I have said that parking spaces campus wide and more particularly in some campus zones have decreased, which is true. And I said that the City did not critically evaluate, assess or interpret reports submitted by OSU which appears to be true.

But nowhere did I say that OSU data or inventories were flawed or that OSU should not be submitting inventories or data reports. I am careful when writing to Council and try to be clear and accurate when presenting my perspective or observations. In this instance, my comments were not "in error".

Before writing to the City Council, I contacted David Dodson to seek a retraction or correction. I explained to Mr. Dodson the errors in OSU's letter. Mr. Dodson declined to retract or correct paragraph 2, saying that the collective thought at OSU was that their statements were fair and accurate in their entirety.

I think that my discomfort and disappointment are minor in comparison to what this portends for the entire process going forward.

Rolland Baxter
Corvallis, OR 97333

To: Corvallis City Council **January 20, 2015**
From: Dan Brown
Subject: Intergovernmental Agreement 2004 Style: Unfilled Promises

Back in the day, an "IGA" was written by Oregon State University and adopted by the Corvallis City Council. I'm not a lawyer, but it looked to a layman that, through this very formal process, a contract was completed in 2004: i.e. the University made a detailed offer in the *OSU Campus Master Plan 2004-2105* and the offer was accepted through adoption by the City Council. The language of the agreement is clear, and the "IGA" required a minimum of City resources. **In my opinion, the problem is that the contract was not fulfilled.**

You might find the *CMP* to be interesting reading, but it is a long (253 page) document which has been condensed below. All italicized words are copied verbatim from the *CMP* and sources are documented in the following format [p.xx]. My text appears in this box and the box below. The remainder of the text is all from the *CMP* [with bolding added].

During the completion of the 2004-2015 CMP, both OSU and the neighbors focused on building a system and process for effective and long lasting ***communication****, trust and equity. Both sides recognized that if a strong planning system and structure is in place that incorporates the needs of each party, then the desired product will be achieved.* **[p. D-4]**

OSU	**←→**	**Annual Meetings; Campus Committees; Neighborhood Task Forces**	**←→**	**Citizens; City Council**

Annual meetings *- One venue for participation will be* ***annual meetings hosted by the University****. At these meetings the University will* ***1)*** *discuss* ***campus plans for the next year, other plans that are in various stages of development at the time****, and all proposed CMP updates,* ***2) share data*** *which the University has gathered over the past year with regard to such topics as traffic, parking, green space, etc., and* ***3)*** *solicit, compile, and* ***report feedback*** *about neighborhood/campus concerns. These meetings will help to encourage system-wide solutions, which incorporate the needs of all adjacent neighborhoods, and at the same time,* ***to take the surprise element out of the campus planning process****. Meetings will be* ***open to the public****. They will be* ***announced in local media****, and invitations will be sent to all the adjacent neighborhood associations.* **[p.D-2]**

Campus committees *- Representatives of adjacent neighborhoods will be allowed to join on the* ***Campus Planning Committee*** *and the* ***Campus Parking Committee****. Committee meetings will be open to the public for observation purposes. Neighbors will be notified about the times and locations of meetings.* **[p. D-2]**

The ***Campus Planning Committee (CPC)*** *will review all proposals for new construction, significant remodeling, and renovation projects that visually alter the exterior appearance of the campus. The CPC shall be a body comprised of members from OSU,* ***the City of Corvallis and the Corvallis community****. To this end, the CPC shall have, at a minimum . . . , the representation from . . .* ***Corvallis resident (i.e., community-at-large), City staff, City of Corvallis Historic Preservation Advisory Board****, . . . The CPC meetings shall be open to the public, but shall not be considered a public hearing where testimony is provided by the public.* ***OSU shall notice the meeting*** *time and date by, at a minimum, sending an email alert to interested Neighborhood Associations, posting electronic notices on either the OSU webpage, through OSU Today electronic bulletins, or by some other means that reaches faculty and staff. The notice will be released two weeks before the scheduled date.* **[p.5-2]**

Neighborhood task forces *- A second venue for participation will be neighborhood task forces. OSU plans to participate in task forces,* ***which include the University, the City, and representatives from the adjacent neighborhoods.*** *The* ***reports of these task forces will be made public****. The prototype task force will be the Parking and Traffic Task Force, which was* ***approved by the Corvallis Planning Commission in 2004****. If this task force can be successful, the task force approach will be expanded to address other around-the-campus issues.* **[p.D-2]**

Corvallis ***City Council*** *shall mandate the Task Force by directing the* ***City Planning Staff*** *to initiate the following process.*

1. *The* ***Mayor*** *shall solicit appropriate representatives from City Staff, OSU, Monroe Avenue businesses, and the affected Neighborhood Associations.*
2. *The task force shall follow a standard protocol, similar to that used by the recent Harrison Corridor Task Force.*
3. *The Task Force shall be initiated no later than six months following the approval of the OSU Campus Master Plan* ***by the City Council****.*
4. *Once the Task Force has made its recommendations and they have been implemented,* ***the City, in conjunction with OSU and the neighborhoods, shall measure and monitor the impact of the implementation at least on a annual basis****. If the* ***mitigation*** *efforts are unsuccessful, then the* ***City*** *shall reconvene the Task Force to review the ongoing issues and make additional recommendations to address them.*
5. *The City and OSU agree that the Task Force support and the Task Force recommended implementation and/or* ***mitigation*** *measures not identified in the OSU Transportation Improvement Plan (TIP)* ***shall*** *be a shared responsibility between the City and OSU.* **[p. C-3]**

CMP Policy 2.1.7 *- OSU shall participate as a* ***full partner*** *and in good faith in a community task force with City and community representatives to measure, assess, and* ***monitor traffic and parking conditions within areas adjacent to OSU's north campus boundary****. OSU shall assist with* ***mitigation*** *efforts for existing and future negative impacts. If other task forces are formed and approved by the City to review traffic and parking conditions within other geographical areas adjacent to the OSU District Boundary, then OSU shall participate in those task forces as well.*

CMP Policy 6.1.18 & CMP Policy 7.2.13 *- OSU shall participate in a neighborhood task force in accordance with Appendix C of the CMP. If other task forces are formed and approved by the City to review traffic [& parking]conditions within other geographical areas adjacent to the OSU District Boundary, then OSU shall participate in those task forces as well.*

3. Parking -

a. *OSU will continue to complete its* ***annual utilization study of the neighborhood parking districts****.*
b. *Current methodology may be refined based on findings of the Task Force.*
c. All applicable policies and practices that may have an influence on the parking utilization rates within the neighborhoods will be reviewed. **[p. C-3]**

2. Traffic Calming Measures

a. *The Task Force shall review a series of traffic calming measures to reduce the speed and volume of traffic.*
b. *The Task Force shall review the potential impact of such traffic calming measures with a qualified consultant prior to acting on any recommendation or initiating any implementation of said measures.*
c. *The Task Force* ***shall measure and monitor the impact of the implemented measures and make additional adjustments as necessary, if the desired effect is not achieved.*** **[p C-3]**

To promote the same standards of traffic safety and direct and functional travel patterns within adjacent neighborhoods, OSU shall participate in a neighborhood task force in accordance with Appendix C of the CMP. OSU will also complete a ***neighborhood parking utilization study*** *each fall.* ***The results will shape recommendations to reduce utilization in areas that exceed acceptable levels. OSU*** *will submit the results of the study and its recommendations* ***to*** *the neighborhood task force and* ***the City*** *for review and consideration.* **[p 2-8].**

ORDINANCE 2012-10

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 from the data published by the Oil Price Information Service.
(Ord. 2012- § , 2012; 2010-31 §1, 12/20/2010)

PASSED by the City Council this 2nd day of July, 2012.

APPROVED by the Mayor this 2nd day of July, 2012.

EFFECTIVE this 12th day of July, 2012.

Mayor

ATTEST:

City Recorder

Climate Action Plan

Corvallis, Oregon

Corvallis Climate Action Plan Task Force

January 20, 2014

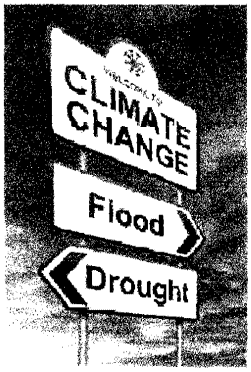
Key messages

- Builds on existing action
- Engages community
- Based on equity principles
- Broad support
- Well researched
- Achievable actions

Key Message - Viable

Threats

- "severe, pervasive and irreversible impacts for people and ecosystems."
- "If spread evenly, Oregon's households, on average, could incur annual costs of $1,930 per year by 2020."

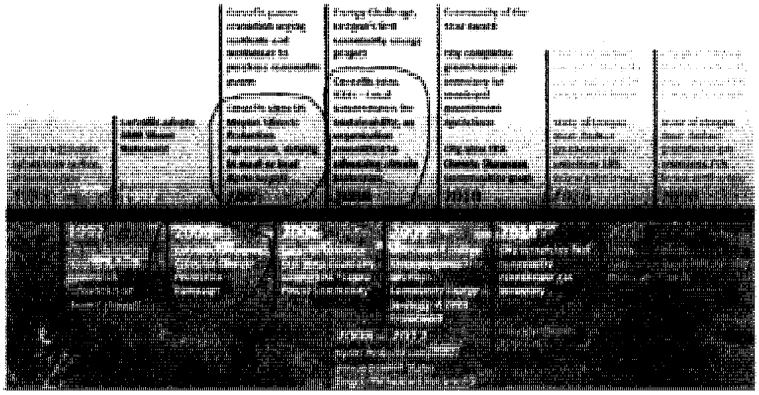


Key Message – Necessary!

Opportunities

- Cost of even aggressive action is very low
- Saves money by reducing energy costs and creating jobs
- Good timing for integration with other City plans

Key Message - Necessary!



City Commitments

Milestones

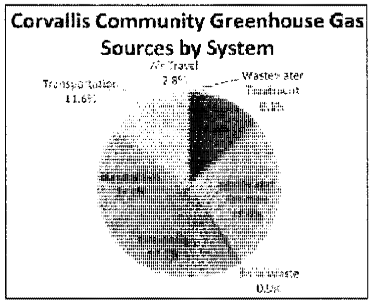
1. Conduct baseline inventory and forecast
2. Set reduction target for forecast year
3. Develop climate action plan
4. Implement CAP
5. Measure, verify, report

ICLEI Five Milestones

- **Sources of Emissions**
- **Reduction Targets**
- **Objectives and Actions**
  - Buildings and Energy
  - Land Use and Transportation
  - Consumption and Solid Waste
  - Food and Agriculture
  - Health and Social Services
  - Urban Natural Resources

Overview of Plan

- **2020:** ~31% reduction over base year 2012
- **2030:** ~56.5% reduction
- **2050:** ~82.8% reduction
- **2053:** ~85% reduction



Reduction Targets

Urban Natural Resources	[illegible] GHG Reduction	Adaptation Value	Cost	Savings	City of Corvallis	[illegible]	Utilities	Business	[illegible]	Neighborhoods	School District	Benton County	OSU	LBCC	State of Oregon	CAMPO	Non-profits	Other	Underway	2015	2020
OBJECTIVE 16: To cool buildings, pavement, and waterways, by 2030 expand Corvallis's urban forest canopy to cover at least 40 percent of publicly owned land and 100 percent of the total length of streams in the City that are tributaries to the Willamette and Marys Rivers.																					
16.1. [illegible] public projects.	N/A	X	$	$	L	X					X	X	X	X	X	X			X	X	
16.2. Seek additional financial and volunteer resources to support implementation of the City's Urban Forestry Management Plan.	N/A	X	$	$	L			X	X	X	X	X	X	X	X		X		X	[illegible]	
16.3. [illegible] Urban Forestry plan to [illegible] wildfires.	N/A	X	$		L							X	X		X			USFS		X	
16.?. [illegible] City's inventory of urban tree species and urban forest [illegible]	N/A	N/A	$		L								X		X			USFS			X
16.4. Expand public and [illegible]	N/A	X	$		X			X	X	X	X	X	X	X	X		X		X		X

Objectives and Actions

I am SO impressed with your Corvallis Action Plan related to a changing climate. It takes a comprehensive approach, includes virtually all contributors, and proposes an excellent series of very doable actions that reduce greenhouse gases AND engage the community. Congratulations!

– Bill Bradbury, Oregon Global Warming Commission

Oregon

Reviews

The CAP is only the beginning!

- Who will be the steward of the Plan?
  - ✓ Conduct regular GHG inventories
  - ✓ Oversee implementation
  - ✓ Identify and seek funding
  - ✓ Monitor and measure progress
  - ✓ Report on how actions are meeting goals

What Happens Next?

City of Corvallis Role:

- Integrate CAP objectives and actions into municipal operations and plans
- Build costs into budget
- Devote staff resources
- Allocate responsibility across organization
- Evaluate and report on community carbon emissions
- Re-examine goals and identify new actions

What Happens Next?

CAP Task Force Proposal:

Adopt a City Council goal to develop and implement a local greenhouse gas (GHG) emissions reduction program that is integrated and codified into City policy. This would include:

- *(Within six months) Establishing a community GHG emissions reduction target for a forecast year;*
- *(By end of 2015) Adopting and beginning implementation of a climate action plan to reduce GHG emissions;*
- *(By end of 2016) Implementing policies and measures to monitor, verify and report results.*

Proposed Council Goal

Corvallis Climate Action Plan Task Force

- Julie Arrington — Marys Peak Group—Sierra Club
- Dan Blaustein-Rejto — Member at Large
- Glencora Borradaile — Member at Large
- Claudia Keith — League of Women Voters
- Linda Lovett — Corvallis Sustainability Coalition
- Annette Mills — League of Women Voters
- Kris Paul — 350 Corvallis
- Marge Stevens — First United Methodist Church Natural Step Ministry

Thank you!

January 20, 2015

To The Corvallis City Council:

I am here to testify that there is a modern sweatshop operator in Corvallis.

Yodit Dagne, the owner of Holistic Hands Care, who operates two Adult Foster Houses, paid me 100 dollars for 24 hours of work, which equals 4.20 cents per hour. Yodit charges people from $ 2600 to 4000 or more per room per month and she does not even pay the caregivers the Minimum Wage mandated by Law in the State of Oregon.

What really hurts me is that I have referred people to her; thinking that she really runs a Holistic Care. I know residents in her care from before they had had the dementia. They are Corvallis progressives and intellectuals, UU members, former OSU professors who bought Fair trade, who stood for Justice, Civil, Women and Workers Rights, who protested Vietnam War, who supported Green Belt Land Trust and who would never approve of such blatant worker exploitation. If only they knew that the cup of yogurt and fruit given to them each morning was prepared by an immigrant single mother who was not even paid the OR Minimum Wage -but 4.20 per hour (as if I worked in Bangladesh or Vietnam or Lower East Side sweatshop) they would refuse to eat that cup of fruit and yogurt based on principle.

There is nothing Holistic about unfair labor practices and exploiting care workers.
I would like The Corvallis City Council to investigate all the Adult Foster Care Homes and ensure that the care workers are paid a Fair and Living wage.

Thank you,

Tamara Musafia

Corvallis City Council Goal Proposal
Submitted by the Corvallis Georgetown University Energy Prize Steering Committee
January 12, 2015

The Georgetown University Energy Prize (GUEP) is a five million dollar competition that is challenging small- to medium-size cities to work with their local governments, residents, and utilities to achieve innovative, replicable reductions to gas and electricity use. Corvallis has been selected as one of 50 cities to advance to the Semifinal round of the competition. With over 70 communities participating in the application and Quarterfinalist rounds during 2014, the field has been narrowed to a group of select cities that will compete through 2016 to reduce their energy consumption and are vying to make it into the Finalist round in 2017.

The Corvallis application has been managed by the GUEP Steering Committee, which is a group of volunteers from Energize Corvallis (a program of the Corvallis Environmental Center) and the Corvallis Sustainability Coalition's Energy Action Team. In 2014 the GUEP effort received letters of support from former Mayor, Julie Manning; former City Council President, Richard Hervey, who submitted a letter expressing support on behalf of the entire Corvallis City Council; and from 15 organizations representing non-profits, businesses, faith communities, Oregon State University, and the Department of Public Works.

The Steering Committee proposes that the City Council adopt a goal to support the energy-conservation strategies in the Corvallis Program Plan for the Georgetown University Energy Prize, including the following:

1. **Support efforts to win the Energy Prize by allocating staff time to collaborate on GUEP efforts. (Throughout 2015 and 2016)** To win the competition, GUEP staff and volunteers will need to collaborate with Corvallis City staff. For example, Scott Dybvad, Sustainability Program Specialist, can provide expertise in greenhouse gas emissions and outreach; and Adam Steele, Franchise Utility Specialist, can provide valuable input on utility partnerships and municipal energy-conversation projects.
2. **Provide $5,000 toward a GUEP Program Coordinator salary. (Within three months)** The Program Coordinator will implement the strategies outlined in the Corvallis GEUP Program Plan (summarized below). The programs will reduce 10,000 metric tons of carbon dioxide annually, which is equivalent to taking 2,100 cars off the road every year. The Program Coordinator will be hired and managed by the Corvallis Environmental Center, which has already raised $5,000 toward funding the position and has submitted three grant proposals for additional funding.
3. **Choose a municipal energy-saving project to complete in 2016. (Within eight months)** Reducing municipal energy use is an important component of the GUEP. The GUEP Steering Committee will collaborate with the City Council to identify 3-4 municipal energy-saving projects, and the City Council will select a project to complete in 2016 (e.g., community-supported solar, a net-zero municipal facility).

This goal gives City Council the opportunity to show national leadership in climate action, can be completed during the 2015-2016 term, is quantifiable, supports the strategies in the "Building and Energy" section of the Climate Action Plan, and can provide an ongoing boost to our local economy. Every Corvallis resident who saves money on his or her utility bill will have extra money to spend locally.

Corvallis Georgetown University Energy Program Plan Summary

During GUEP competition, we will encourage every household in Corvallis to reduce their energy use by 10%, 20%, 50%, or 100% (net-zero) by focusing on four strategic areas:

1) **Promoting the current "Communities Take Charge" website,** which allows residents to select energy-saving actions to try each month and incentivizes participation by rewarding Energy Prize Points. (EnergizeCorvallis.org/TakeCharge)
2) **Creating an ongoing outreach campaign** including tabling at events, door-to-door canvassing, talks at local meetings and gatherings, social media, emails to partner organizations, and through earned and purchased media.
3) **Leveraging existing partnerships and programs** by highlighting them in our outreach material. We will also feature a quarterly energy-saving program (e.g., a "Baseboard Buyback" campaign with a bulk-purchasing offer on ductless heat pumps).
4) **Cultivating new partnerships and programs** by identify demographic sectors that do not yet have access to efficiency upgrades or financing and create resources and programs for those sectors. For example, it is extremely difficult for residents of historic homes to get a permit to install solar electric, so we will work with the permitting office to develop a streamlined process.

Program Goals: The Corvallis GUEP program goals include the following targets for outreach and energy reduction:

- 100% of households (21,000 households) receive at least one invitation to participate in the program
- 20% of households (4,200 households) receive programmatic information quarterly
- 10% of households (2,100 household) take actions to reduce their energy use by 10%
- 3% of households (630 households) take actions to reduce their energy use by 20%
- 2% of households (420 households) take actions to reduce their energy use by 50%
- 1% of households (210 households) take actions to reduce their energy use by 100%
- 5% reduction in Corvallis electric and natural gas use

For More Information:
To see the complete Corvallis GUEP Program Plan, please visit EnergizeCorvallis.org or contact Carly Lettero, Energize Corvallis Director, Corvallis Environmental Center. (Carly@CorvallisEnvironmentalCenter.org / 541-758-6198)

Corvallis Environmental Center

CORVALLIS

Program Plan, Corvallis, Oregon

Georgetown University Energy Prize, Stage 2

Steering Committee: Tom Ekstedt, John Friedlander, Carly Lettero, Cassandra Robertson

Contact Information: Carly Lettero, Energize Corvallis Director, Corvallis Environmental Center, Carly@CorvallisEnvironmentalCenter.org, 541-758-6198

NOVEMBER 10, 2014

Corvallis Environmental Center

CORVALLIS

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A. Program Management and Partners

A.1 [illegible]

Leadership: The program will be led by Corvallis community members who will serve on the Steering Committee, Advisory Council, Stakeholder Representative Team, and Working Groups, as described below:

Steering Committee – The Steering Committee will oversee the implementation of the Program Plan. The current GUEP Steering Committee developed in collaboration with volunteers from two groups:

1) Energize Corvallis, a program of Corvallis Environmental Center, a non-profit dedicated to educating, engaging and inspiring people to create a healthy, sustainable community.
2) The Energy Action Team, which is one of 12 action teams of the Corvallis Sustainability Coalition—a network of organizations and individual volunteers in Corvallis who are working together to create a sustainable community.

In Stage 3 of the competition, the Steering Committee will expand to include additional community members.

Advisory Council – The Steering Committee will invite political and business leaders to become members of the Advisory Council. The Council will meet quarterly, and members will serve as ambassadors for the program. They will guide strategic decisions, work to overcome political and organizational barriers, and build relationships with partner organizations.

Stakeholder Representatives – The Steering Committee will invite community members from neighborhood associations, faith communities, civic organizations, local schools and businesses, non-profits, and the Corvallis Sustainability Coalition network to become Stakeholder Representatives. These representatives will serve as community liaisons during the GUEP competition and help guide the development and implementation of the Program Plan.

Working Groups – The Steering Committee will invite community members to serve on short-term working groups as necessary. For example, we currently have two energy working groups. The Energy Profile Working Group is focused on acquiring energy data for Corvallis. Our Energy Program Working group is analyzing and exploring new energy efficiency and conservation programs for Corvallis. Future working groups may include public outreach and communications, split-incentive solutions, and fundraising.

Management: Carly Lettero, Energize Corvallis Director, will manage the Program Plan. Carly is a community organizer and an interdisciplinary researcher. She has overseen the development of Energize Corvallis programs since 2009 and is leading the regional expansion of successful pilot programs. With over 13 years of program development and management experience for environmental non-profits, Carly will oversee the development

and implementation of the Program Plan including the fundraising campaign, grant writing and reporting, outreach and partnership development, and program evaluation.

A.2

Staffing: We have allocated sufficient staff time to this project and have assembled a team with the necessary expertise to develop, manage, evaluate, and replicate successful programs over the next two years. In addition to the Energize Corvallis Director, the following Energize Corvallis team members will staff the program:

> **Cassandra Robertson, Environmental Engineer**, directed the Corvallis Environmental Center's Resource Efficiency Program. By providing on-site providing on-site energy walk-throughs at commercial facilities, Cassandra identified strategies such as energy efficiency and renewable energy sources to cut operational costs for local businesses. In addition, with funding from the Federal Energy Efficiency Community Block Grant, she directed the Corvallis Weatherization Incentive Program and co-directed the Corvallis Saving Energy Loan Fund, which providing incentives and loans for residential energy efficiency projects. Cassandra will develop the energy savings and calculation methods used on the program website, help oversee the Program Plan, and establish and evaluate energy-saving goals.
>
> **Chrissy Lucas, Program Coordinator**, has managed large workshops and conferences for Oregon State University Extensions Small Farms Program. She has played an integral role in developing the volunteer internship program for Energize Corvallis programs. Chrissy will provide program support by coordinating program events, volunteer days, and partner relationships.
>
> **Travis Burnside, Software Developer**, has 20 years of software development experience and expertise in writing scalable systems in a variety of languages. Travis will manage the development of the program website, with a focus on creating an online program that can be scaled up to share with other communities.
>
> **Tom Ekstedt, IT Specialist**, is an electrical engineer with over 20 years of experience in the IT industry, serving in development, technical leadership, and project management roles. For the past five years, he has been involved with local nonprofit organizations that promote and facilitate energy efficiency and renewable energy throughout the community. Tom will oversee the development and management of the program website and data from utility partners.
>
> **Samantha Newton, Graphic Designer**, has expertise in graphic design, writing, editing, promoting, advertising, and community outreach. She will develop the website design and program promotional materials including brochures, posters, door hangers, and advertisements.

In addition to the current Energize Corvallis staff mentioned above, we will also create the following three new positions:

GUEP Outreach Coordinator: This position will be responsible for the daily details of the Program Plan such as scheduling committee meetings, assisting with fundraising efforts, coordinating volunteer days, communicating with program partners, recruiting program volunteers, and program reporting.

Communication Coordinator: This position will develop a communication plan for the program, including messaging and an outreach schedule. This position will also manage media relations and help secure in-kind marketing donations (e.g., billboard space, radio ads, etc.).

Community Organizers: These internship positions will work closely with Energize Corvallis staff and will focus on spreading the word about the program. To reach diverse groups in Corvallis, they will use door-to-door canvassing, tabling at community events, social media and community workshops.

Funding: We have developed a two-year program budget of $250,000. Please see Appendix A (Program Budget) for a detailed outline of program income and expenses. We anticipate raising funds in the following ways:

Grants ($110,000): We are developing or have submitted grant proposals for a number of foundations that might be interested in supporting our work including Sparkplug Foundation, Levinson, Compton, Wells Fargo, Sappi, Funders Network Partners, The Sherman Foundation's Core Fund, and the Benton County Cultural Coalition.

Support from local businesses and community organizations ($45,000): During this fundraising campaign, 30 businesses will be invited to contribute $1,000 each toward the operating budget for the program. We will also invite three large businesses to contribute $5,000 each. We will incentivize this support by publicizing the businesses on our website, promotional material, and public events. If Corvallis wins the GUEP prize, we will also offer to reimburse the businesses for their initial contribution.

Donations ($15,000): During this fundraising campaign, we will invite Corvallis residents to support the programs through individual donations. We will incentivize this support by publicizing the names of supporters. And, as with businesses, if Corvallis wins the GUEP prize, we will also offer to reimburse donors for their initial contribution.

In-kind support ($80,000): We anticipate $10,000 of in-kind contributions such as printing and advertising. And we anticipate $30,000 of in-kind support through volunteer hours (1,405 volunteer hours x $21.35/hr). We value volunteer time at $21.35/hour in accordance with the "Independent Sector's Value of Volunteer Time" report for Oregon (Independent Sector 2014).

A.3

Engaging the Community: We will engage community members in two phases:

Phase I: Program Registration – During this phase, we will encourage community members to participate in the program with online registration. We will promote registration through community-wide outreach including emails to list serves, billboards, signs on buses, community events and workshops, radio and newspaper ads, and social media. When community members register, they will commit to reduce their energy use by a certain percentage (10%, 20%, 50% or 100%, as described in detail in the Energy Savings Plan below), and we will collect information about each community member that will help us customize further outreach.

Phase II: Program Participation: Once participants have registered online, we will welcome them to the program with a personalized letter and will continue to engage them in the program. Further contacts will be made, targeting their specific energy-reduction goals and needs. For example, renters will receive information about efficiency programs for renters, such as free light bulbs and weatherization workshops. Property owners will receive information about upgrading their multi-family units, and low-income residents will receive information about financing tools to make upgrades affordable. We will also share inspirational personal stories about residents, neighborhoods, and community groups who have overcome barriers to energy efficiency.

Motivating the Community: We have developed a community engagement framework that builds on ideas from the fields of community organizing and community-based marketing. We will motivate Corvallis residents to participate in the program using public recognition and program points, as described below.

Public Recognition: We will recognize Corvallis residents for their participation in the program on the website, in community window displays, and in program presentations and events.

Program Points: Program participants will gain points by completing specific program activities such as:

- Registering for the program online
- Choosing three actions to try for a month
- Reporting back at the end of the month
- Inviting friends to register for the program
- Attending programmatic events and workshops

Program participants will be able to use their points in three ways:

1. **Coupons for local businesses**: We will invite local businesses to offer coupons in exchange for program points. For example, a participant might be able to use

points to get a free cookie at a local restaurant or 10% off their purchase at a local store.

2. **Donations to local energy-efficiency projects**: Participants will be able to donate their points to help fund local energy-efficiency projects. We will solicit cash donations from businesses or individuals and allocate their donation to a certain projects. For example, if a business donates $5,000 toward a local solar project, they could specify that they will donate the full amount when enough community participants give 5,000 points toward the project. In this way, donations will support local solar and encourage community members to participate in the programs.

3. **Raffle Tickets**: Residents will have the opportunity to use their points for a raffle at the end of the two-year program. If Corvallis wins the GUEP prize, the raffle will include prizes that are funded with a portion of the GUEP prize (e.g., cash, home-energy remodels, energy efficient appliances, etc.). If Corvallis does not win the GUEP prize, the raffle will include prizes that are donated from local businesses (e.g., a bike, a weekend at an Oregon beach house, a free class at the Craft Center).

A.4 [illegible]

We have received letters of support from Corvallis Mayor, Julie Manning, and from Corvallis City Council President, Richard Hervey, who submitted a letter expressing support on behalf of the entire Corvallis City Council. We will build on this support after the November 2014 election by working with the new mayor and incoming city councilors to propose an energy-related City Council Goal for the upcoming, two-year term (2015-2016). If City Council votes to adopt the energy goal, they will allocate city staff time and resources to support it. Furthermore, adoption of the goal will ensure that energy efficiency and conservation are considered in City discussions and policy development.

We will also partner with the City to encourage and promote energy-efficiency programs and projects that are planned for the next two years including the following:

- The adoption and implementation of a **Climate Action Plan** (CAP) is anticipated in 2015. A citizen task force is developing CAP.
- A 208-kilowatt, ground-mounted solar installation at the City's **Public Works Compound** will be completed in December 2014. The project site can accommodate up to two megawatts of photovoltaic modules, and the 208 kW project will provide the needed conduit backbone and hardware to allow for future system expansion with minimal equipment or preparation.
- The installation of a 35kW **micro-hydro generation at Rock Creek** is anticipated to start in 2015 and will produce approximately 175,000 kilowatt-hour (kWh) per year.
- The **replacement of wastewater blowers** with variable speed turbine units will begin in 2015 after the completion of a 2014 study to determine potential energy

savings and cost. The current 75hp motors operate 13,400 hrs/year and are the largest single energy consumer at the Corvallis Wastewater Treatment Plant.

- **Retrofitting lighting** at the Public Library is scheduled to begin in 2015.
- **Replacing illuminated signs** with diamond-grade reflective signs will happen as the illuminated signs fail and will save approximately 27,000 kWh/year.

A.5

Municipal Financing Programs: The City's Housing and Neighborhood Services Division offers two housing rehabilitation loan programs for low- and very-low income homeowners. These loans allow community members to undertake critical, often deferred, home repairs including weatherization upgrades. Loan applications are accepted throughout the year, and are processed as they are received. Currently, City loans are supporting the rehabilitation of more than 100 homes and 600 rental units. The loan programs include:

The Neighborhood Improvement Program offers a no-interest amortized loan to low-income homeowners (between 50% and 80% of the Corvallis median income level) for critical home repairs.

The Essential Repair Program offers no-interest, deferred payment loans that are available to very low-income homeowners (below 50% of the median income level), for critical home repairs.

Local Regulations: In partnership with city officials, we will identify opportunities to advance energy efficiency policies in the short term. And with longer-term goals of efficiency regulations in mind, we will explore the possibility of modifying land-use and development codes (e.g., Property Maintenance Code).

A.6

We anticipate developing a number of ways for businesses to get involved in the program, including the following:

Advisory Council: Business leaders from key sectors (e.g., energy-efficiency and solar sectors) will be invited to serve on the Advisory Council.

Stakeholder Representatives: We will invite businesses and business groups (e.g. Corvallis Independent Business Alliance, Chamber of Commerce) to nominate a Stakeholder Representative who will guide the development and promotion of the program at quarterly gatherings.

Financing Programs: We plan to facilitate new partnerships and build on existing partnerships with our major employers (Oregon State University, Hewlett-Packard, and Good Samaritan Medical Center) and the Clinton Climate Initiative's Home Energy Affordability Loan (HEAL), which a program that assists communities

establish employer-sponsored "energy benefits" that bring energy efficiency and sustainable practices to the workplace.

Program Participation Incentives: To promote local businesses, we will develop avenues for them to advertise their support of their program through sponsorship, donating coupons that participants can earn with program points, and advertising.

Employee Engagement: We will also involve businesses by inviting their employees to participate in the program with online registration at employee meetings, informational outreach, etc.

A.7 [illegible]

Corvallis residents have access to incentive programs, tax credits, and finance programs, each of which is described below:

Incentive Programs

Clean Energy Works (CEW) is Oregon's largest non-profit home performance provider offering a one-stop experience, from the initial home energy review, to finding the right contractors, to securing financing. Energize Corvallis has been partnering with CEW to deliver their services in Benton, Linn, and Lane Counties since 2011.

Community Services Consortium (CSC) provides home weatherization to low-income individuals and families. This not only makes their homes more comfortable, but it reduces their wintertime heating costs through energy efficiency and savings.

Corvallis Toilet Rebate Program is a municipal program for the replacement of existing toilets with EPA WaterSense toilets for Corvallis residents.

Consumers Power Inc. (CPI) is a privately owned nonprofit rural electric cooperative serving 22,000 members in six counties in Oregon (Benton, Lincoln, Lane, Linn, Polk, and Marion). CPI offers a wide range of energy efficiency and rebate programs that customers can take advantage of (e.g. incentives for solar electric systems and ductless heat pumps).

Energize Corvallis Direct Install Program offers free installation of energy-efficient light bulbs and faucet and shower aerators to Corvallis' Pacific Power and NW Natural customers living in single-family homes.

Energy Trust of Oregon is an independent nonprofit organization dedicated to helping utility customers benefit from saving energy and generating renewable power. Energy Trust's services, cash incentives and solutions have helped participating customers of Portland General Electric, Pacific Power, NW Natural and Cascade Natural Gas save $1.7 billion on their energy bills. The Corvallis

Environmental Center has been connecting residential and business customers with Energy Trust incentives since 2005. Energy Trust programs include:

- **Savings Within Reach** is an Energy Trust program that offers increased cash incentives to moderate-income households to make energy-efficiency upgrades. Residents work with a participating contractor who installs qualifying improvements with incentives deducted upfront to reduce out-of-pocket costs.

- **Existing Manufactured Home Program** is an Energy Trust program that offers free energy-saving services for residents of manufactured homes. Energy Trust also offers cash-back incentives that are paid directly to the owner of the existing manufactured home or existing manufactured home property manager for water heating, weatherization, and heating.

NW Natural Gas offers seasonal incentives available for natural gas equipment and information on NW Natural Preferred Contractors for installation or service. For instance, in Autumn 2014, if customers use a NW Natural Preferred Contractor, they receive incentives of up to $1,292 when they purchase and install a new high efficiency gas furnace and air conditioner.

Tax Credits

Federal Energy Tax Credits are available for consumer energy efficiency projects.

Residential Energy Tax Credits (RETC) are Oregon state tax credits that are available for residential energy efficiency and renewable energy projects.

Residential Renewable Energy Tax Credits are Federal tax credits that are available for residential solar electric, solar thermal, fuel cell, geothermal heat pump, and small wind installations.

Finance Programs

Seeds for the Sol is a local non-profit promoting solar electric installation and usage. It connects low and middle-income homeowners with local individuals willing to provide no- interest loans for solar electric installations. Once the installation is completed, the homeowners then pay back the loan through state and federal tax credit revenue.

Green Street Lending is a program from Umpqua Bank that provides loan options for homeowners to invest in energy efficiency improvements or renewable energy.

Corvallis City Loan Programs: Please see the "Municipal Financing Programs" section, above, for details on City loan programs for efficiency upgrades.

MPower Oregon offers a simple, integrated solution for lowering energy and water expenses at existing affordable multifamily properties. Through its one-stop shop approach, MPower delivers immediate savings to owners and occupants. MPower provides building upgrades and ongoing technical support services and combines it with an easy repayment plan to make it possible to improve affordability now.

A.8 [illegible]

Citizen Groups: We will involve citizen groups (e.g. neighborhood associations, non-profits, renter associations, student groups, etc.) by inviting each group to nominate a Stakeholder Representative. These representatives will guide the development and promotion of the program at quarterly gatherings.

Major property owners: There are 21,291 households in Corvallis, and the rental rate is 57%, well above the national and Oregon averages of 35% and 38%, respectively.[1] Single-family homes comprise 55% of the housing stock, and multi-unit structures comprise 45% of the housing stock. The high percentage of rental units makes Corvallis an ideal market for developing programs that engage property owners. Like many other communities, a few individuals own the majority of these properties, with a handful of firms managing the remaining properties. Through a series of one-on-one conversations, we will invite major property owners to commit to efficiency upgrades to their properties. Once a major property owner completes efficiency upgrades, we will publicize his or her commitment to energy efficiency to inspire additional property owners to get involved in the program.

A.9 [illegible]

We have received 15 letters of support from organizations, which represent non-profits, businesses, faith communities, Oregon State University, and the Department of Public Works. (Please note that the letters of support were included in our Stage 1 application.) We will invite these organizations to becoming Stakeholder Representatives, and we will continue to develop new partnerships throughout the competition. Our goals for productive partner relationships include building volunteer and programmatic capacity, and broadening access to diverse grant sources. Current support includes letters from:

350Corvallis
Citizens Climate Lobby
Corvallis Climate Action Plan Task Force
Corvallis Environmental Center
Corvallis Independent Business Alliance
Corvallis Sustainability Coalition
Extension Service Benton County
Oregon State University
Farmland LP
First United Methodist Church
League of Women Voters
Marys Peak Group of Sierra Club
Public Works, City of Corvallis
Sustainability Office
Oregon State University
Student Sustainability Initiative
Oregon State University
Unitarian Universalist Fellowship of Corvallis

[1] According to the 2008-2012 Census: http://quickfacts.census.gov/qfd/states/41/4115800.html

B. Energy Savings Plan

B.1

Our program will encourage every household in Corvallis to reduce their energy use by 10%, 20%, 50%, or 100% (net-zero). We'll do this by focusing on four strategic areas: 1) developing a program website 2) creating an ongoing outreach campaign, 3) leveraging existing partnerships and programs, and 4) cultivating new partnerships and programs. Each of these focus areas is described below:

B.1.1 Developing a program website

Over the past four years, we have developed and piloted a website called "Communities Take Charge" in Corvallis. From a list of over 60 energy-saving actions, our website encourages community members to select three to five energy-saving actions to try for one month. Communities Take Charge has proven effective at effective at engaging community members, with over 10% of Corvallis residents, or 6,000 people, participating in the program. Furthermore, it provides valuable data on our community's carbon dioxide reductions. During the 3-year pilot, a total of over 28,500,000 total pounds of CO_2 was saved, with an average participant savings of 5,000 pounds per year. As an added benefit, the website has allowed us to measure our success with long-term change and environmental stewardship. Because of their participation in the program, 68% of participants report that they "definitely will" maintain the changes they made during the program, and 74% report that they "definitely" or "might" get more involved in sustainability.

The online program registration is modeled after an online shopping website: participants browse through categories of actions, fill their shopping cart with the actions they'd like to try, and then "check out" and complete a short pre-survey. After participants register, they receive a series of emails including 1) a welcome email with the list of actions they selected, 2) reminder emails throughout the month with the actions they selected and tips about each action, and 3) one month after they register they receive an email asking them to report on how successful they were at completing their actions and an invitation to select three new actions. After participants complete the exit survey, the online tool automatically calculates the participant's energy savings.

For the Georgetown University Energy Prize, we will modify this existing website to include a number of new features such as inviting program participants to A) set energy-saving goals, B) automatically suggest pathways to energy-reduction based on the participant's goals and demographic information, and C) incentivize participation by rewarding program points. Each of these new features is described below:

A. **Goal setting**: When community members register for the program online, they will be invited to choose an energy-reduction goal for their household of 10%, 20%, 50%, or 100% (net-zero). Once a community member selects their energy-reduction goal, the website will automatically do the following:
   - Suggest a menu of actions and corresponding programs that can help them achieve their goal.
   - Prompt them to select three actions to do in the next four weeks to help them achieve their goal.
   - Send them personalized information about the actions they have selected.
   - Send them weekly email reminders about their actions.
   - Ask them to report back at the end of the month about how successful they were at completing their actions.

B. **Energy-reduction pathways**: We are developing pathways that will provide an opportunity for anyone in Corvallis to achieve their energy-reduction goals, regardless of housing type and socio-economic status. The website will automatically suggest pathways for community members based on four criteria:

1. The **percentage of energy reduction** they would like to achieve (10%, 20%, 50%, or 100%).

10% energy-reduction pathways will focus on no- and low-cost behavior changes such as turning off lights, lowering the thermostat on the water heater, adding weather stripping to doors, etc. We have developed a list of over 50 actions that residents will be able to choose from.

20% energy-reduction pathways will include behavior changes and at least one efficiency upgrade such as purchasing an energy-efficient appliance or weatherizing.

50% energy-reduction pathways will include behavior changes and a whole-home efficiency upgrade including insulation, appliances, water and space heating, and upgrading to energy-efficient windows.

100% energy-reduction pathways will include all of the above and offsetting the home's remaining energy use with solar electric. Our goal is to create a pathway to net-zero housing for everyone in Corvallis, so we will encourage traditional solar installations when possible (i.e., for homes with solar access and the financial means to purchase a solar array). However, we will also develop programs that empower low-income families to offset their energy with solar and programs that allow residents who cannot install solar on their homes to offset their energy through a local community-supported solar installation.

2. The **type of house** they live in including single-family, historic home, small multifamily (duplex, condominium, townhome), large multifamily (apartment), and manufactured home. Many efficiency programs and incentives are based on housing type (e.g., CEW is only available for single-family homes, and Energy Trust of Oregon has a efficiency upgrade program for manufactured homes).

3. Their **income level** including low, medium, and high. We define low-income households as those with 60% of state median income by household size according to the US Department of Health and Human Services for fiscal year 2015 (e.g., annual gross income of $21,506 for one person, $28,123 for two people, $34,740 for three people, and $41,357 for four people). This category might also include more detailed questions about the community members' interest and ability to finance home efficiency upgrades and/or solar electric.

4. Their status as a **renter, homeowner, or property owner**. Property owners will be encouraged to set energy-saving goals for each of their properties and for their primary residence.

There are a myriad of energy-reduction pathways that will be suggested to participants depending on the criteria of their household, and we outline a few example pathways below:

Example 1 – Camille reduces her energy use by 10%: Camille is a student at a local high school. She and her family live in a manufactured home. She registers for the program as part of a class assignment and sets a goal of reducing the energy use at her house by 10% by doing low-cost and no-cost actions. Camille's actions include unplugging electronics when they aren't in use, washing clothes in cold water instead of hot water, and line-drying clothes. After one month, Camille and her parents notice a reduction in their electric bill. We send them information about Community Services Consortium's Weatherization Program, which could help them to further reduce their energy costs.

Example 2 – The Dunagans reduce energy use by 20% in 20 apartments: The Dunagans own a 20-unit apartment building that was built in 1970. They register for a no-cost walkthrough survey from Energy Trust of Oregon to identify energy-efficient opportunities for cash incentives, and to determine where the largest savings potential exist at their property. They decide to invest in replacing the electric baseboard heat with ductless heat pumps in all of their units, and they receive a $600 incentive per unit. Their tenants immediately notice a reduction in their energy bills, and the Dunagans arrange for all of their tenants to receive free CFL light bulbs and low-flow aerators to further reduce energy use. As units come up for rent, the Dunagans begin to advertise the energy-efficient features of the apartments, making their apartments more appealing. After they reach their energy-saving goal, we begin a conversation about how they might finance a community-supported solar electric system on their building in the coming years.

Example 3 – The Fosters reduce their energy use by 50%: When the Fosters register for the program, they commit to reducing their energy use by 50%. They are a retired couple living on a low, fixed income. They own their single-family home, which is in need of some repairs. Our program helps them develop a two-step process for reducing their energy use. First, they select no- and low-cost energy saving actions including turning off lights when they aren't in use, getting rid of their secondary garage refrigerator, and registering for free light bulbs through our Direct Install Program. Next, they register for Community Services Consortium's Weatherization program, which provides them with an efficient furnace and new windows at no cost. The Fosters achieve their goal of reducing their energy use by 50% within one year of starting the program. After they reach their goal, we send them information about the Seeds for the Sol program, which can offer them free solar-electric for their home in partnership with Habitat for Humanity.

Example 4 - The Rodriguezes go net-zero: When the Rodriguezes register for the program, they commit to reducing their energy use by 100%, or going net-zero. They own their single-family home and have a medium income. Our program helps them identify three steps to achieving their energy-saving goal. First, they select no- and low-cost actions such as lowering the thermostat on their water heater, taking shorter showers, and setting their thermostat at 68 degrees in the winter. After a few months, their electric bill is reduced by 10%. Next, they register for a free home energy review with Clean Energy Works Oregon. They learn that their home would benefit from attic insulation, a new furnace, and weatherization including duct sealing and sealing holes and cracks in their walls. They decide to pay for half of these upgrades in cash and use Clean Energy Works financing to cover the rest of the cost. After their home retrofit, their electric bill is reduced by 50%. Finally, six months later, they are ready to put solar electric on their home to offset their remaining electric bill. Using our program website, they select a local solar contractor to install their PV system, and they receive state and federal tax credits and a cash incentive from Energy Trust of Oregon.

C. **Incentivizing participation by rewarding program points**: As described above, program participants will gain points by completing specific program activities such as registering for the program online, choosing three actions to try for a month, inviting friends to register for the program, etc. The website will track and display participants' program points.

B.1.2 Creating an ongoing outreach campaign

The website is the workhorse of the program. However, effective community organizing requires thoughtful outreach planning that integrates person-to-person communication, community engagement, and appropriate technologies. Building on lessons learned from

previous Energize Corvallis programs, we will use the website as a tool to manage and track participation, but we will invest the majority of our time and resources in engaging with the community and promoting program participation.

As funding allows, our in-person outreach campaign will include tabling at events, door-to-door canvassing, and talks at local meetings and gatherings. We will also invite residents to participate in the program through social media; emails to partner organizations; and through earned and purchased media such as newspaper articles, advertisements in buses, billboard displays, radio ads, and public access television. With the assistance of a graphic designer, we will develop a suite of eye-catching outreach materials including door hangers, posters, flyers, and window displays for local businesses. We also hope to host a quarterly program gathering that is both informational and community building. Finally, we will promote community-wide events when possible such as a Lights Out Evening, DIY weatherization workshops, a climate and energy public lecture series, acts of creative disruption such as flash mobs and street theater, and public art installations focusing on energy and climate.

B.1.3 Leveraging existing partnerships and programs

We developed a number of partnerships with local organizations (see Section A.9 for a list of current program supporters). And, like many communities, Corvallis residents have access to a wide array of energy saving programs and financing (see Section A.5 for a list of existing municipal financing programs and Section A.7 for a list of incentive programs, tax credits, and finance programs).

These existing programs will be highlighted on our website and integrated into the energy-reduction pathway process. We will also feature a quarterly energy-saving program. For example, we anticipate partnering with Clean Energy Works to offer a three-month increased incentive for residents who register for a whole-home efficiency upgrade and then promote that offer by distributing door hangers. Or, we will collaborate with local contractors to create a "Baseboard Buyback" campaign with a special bulk-purchasing offer on ductless heat pumps. Or, we will partner with the City of Corvallis to promote the Neighborhood Improvement and Essential Repair programs.

B.1.4 Cultivating new partnerships and programs

As we develop energy-saving pathways, we will identify demographic sectors that do not yet have access to efficiency upgrades and financing. Then, we will create resources and programs for those sectors. For example, it is extremely difficult for residents of historic homes to get a permit to install solar electric, so we will work with the permitting office to develop a streamlined process. Or, renters do not currently have an option of going net-zero, so we anticipate creating a community-supported solar array that would allow renters to offset their energy use locally.

B.2 [illegible]

We will create a new program that focuses on identifying, training, and supporting local community organizers from diverse aspects of the community. These community organizers, called Community Energy Heroes, will work together to engage members of their community in the program.

Our goals are twofold. First, we will build a network of Community Energy Heroes that is representative of diverse communities in Corvallis (e.g., low-income renters, neighborhoods with high percentages of Spanish speakers, university students, faith communities, etc.). Second, we'll support the Community Energy Heroes by hosting quarterly gatherings. With ongoing support from Energize Corvallis staff and volunteers, the Community Energy Heroes will work with specific communities to 1) identify barriers to energy-reduction, 2) develop and analyze potential paths to overcome those barriers, and 3) co-create energy-reduction pathways that meet the needs of their community. For example, a Community Energy Hero from a manufactured home community might host a community meeting and learn that residents have high power bills because their homes have inadequate insulation. Then they would organize a DIY weatherization workshop where residents work together to weatherize each other's homes.

B.3 [illegible]

B.3.1 Types of retrofits that will be encouraged

We will encourage comprehensive retrofits including the following:

Heating and Air Conditioning Systems: duct sealing, ductless and ducted heat pumps, high efficiency gas and electric furnaces, geothermal space heating and ground-source heat pumps, and, heat- and energy-recovery ventilation systems.

Energy Efficient Windows and Doors: double-pane windows and storm windows.

Hardware Upgrades: energy-efficient light bulbs, low-flow faucet aerators, and programmable thermostats.

Solar: solar electric systems (photovoltaic), solar space heating, and solar water heating.

Water Heating Systems: high efficiency gas and electric water heaters, drain-water heat recovery systems, and heat pump water heaters.

Weatherization: whole-home insulation and air sealing.

In addition to retrofits, we will encourage no- and low-cost behavioral changes to maximize energy savings (e.g., turning down water heaters, using curtain or blinds to keep heat in or out depending on the season, changing furnace filters, etc.).

B.3.2 Retrofits financing

We will promote a number of financing programs (see Section 1.7, above, for a full list of financing programs) and the Communities Services Consortium's Weatherization Program (see Section 2.4, below), which does not require any cash from the homeowner.

B.3.3 Retrofits business resources

To set up unique marketing and outreach opportunities and bulk-purchasing campaigns, we will collaborate with energy efficiency and solar contracting businesses. Corvallis currently has the following energy efficiency and renewable energy contracting companies, many of which are Energy Trust Trade Ally contactors and Clean Energy Works participating contractors:

Energy Efficiency Contractors

Barefoot Radiant Heating LLC
Community Services Consortium
Day Heating Company
G. Christianson Construction Inc.
The Heat Pump Store
Hendricks Heating and Air Conditioning
Home Insulation Contractors Inc.
Middleton, Heating & Sheet Metal Inc.
Neil Kelly
Pace Heating & Air
Premium Efficiency
Rice Heating & Air Conditioning Inc.
Stephens Heating & Air Conditioning

Solar Electric Contractors
Abundant Solar LLC
Benton Electric Solar
Solar Ki

B.3.4 Retrofits marketing and sales strategies

We will market retrofits through an ongoing outreach campaign and by leveraging existing and new partnerships and programs, which is described above (see section B.1.3).

B.4

We will target high-return opportunities by developing energy-reduction pathways for Corvallis residents and property owners who live in or own buildings with the potential for

high return. We will target these opportunities by cultivating new and existing partnerships, as outlined below.

Affordable housing: We are exploring a number of programs and partnerships that will provide energy-reduction pathways for tenants and property owners of affordable housing buildings including:

Community Services Consortium's Weatherization Assistance Program provides free weatherization to low-income residents. Upgrades include heating system safety checks, diagnostic combustion tests, attic and wall insulation, and duct sealing and/or repair.

MPOWER (Money for Property Owner Water and Energy efficiency Retrofitting) is a regional program that promotes more efficient use of water and energy. It enables property owners to reduce energy costs and strengthens our economy through local job creation. MPOWER will finance energy efficiency improvements and energy generation systems such as solar photovoltaic to qualified property owners, with no upfront costs.

Energy Trust of Oregon's Savings Within Reach Program makes it easier for moderate-income households to afford energy-efficiency upgrades. It offers increased cash incentives that are deducted upfront from the contractor invoice.

US Department of Energy (DOE): In 2011, US DOE officials suggested that they were open to exploring a partnership with Oregon social services non-profits. These organizations can petition (simultaneously) for low- income housing repair funds from the US Department of Housing and Urban Development, and can seek low- income housing energy efficiency retrofit funds that initiate in the Department of Energy. This is a departure from current practices, where these organizations operate separate missions and budget cycles. The US DOE officials indicated that they would lead these conversations with their HUD counterparts. We plan to work directly with the US DOE and/or through the Community Services Consortium and Willamette Neighborhood Housing/Benton County Habitat for Humanity in making these connections.

Residential rentals: We will develop a suite of energy-reduction pathways for property owners and renters, through a variety of new partnerships and programs such as:

Property owner work session: We want to understand the challenges that local property owners face when considering energy efficiency upgrades. To solicit input, we will partner with real estate management and municipal staff to invite property owners to share their concerns at work sessions. Based on these work sessions, we will build strategic partnerships, identify owner needs and develop programs to meet those needs.

Investor/Renter Partnership: To recruit investors for home purchases within the Corvallis city limits, we will partner with the Community Services Consortium or Willamette Neighborhood Housing Services. Non-profits will secure residents for these homes, specifically residents willing to provide labor for energy efficiency upgrades to the homes. In turn, residents will earn a subsidy toward their rents. The Community Services Consortium will provide training to residents through their Weatherization Training Center and through their Youth Build program. In addition, CSC will provide oversight on any work completed on the homes.

Buildings in historic neighborhoods: We will identify historic building energy upgrade opportunities in collaboration with Preservation WORKS, a partner organization that specializes in the historic district in Corvallis.

B.5

We developed preliminary program goals that will allow us to measure and evaluate the success of the program in the following ways:

Quantitative Program Goal	Measurement Tool
100% of households (21,000 households) receive at least one invitation to participate in the program	No. of invitations sent
20% of households (4,200 households) receive programmatic information quarterly	No. of outreach materials distributed
10% of households (2,100 household) take actions to reduce their energy use by 10%	Program website
3% of households (630 households) take actions to reduce their energy use by 20%	Program website
2% of households (420 households) take actions to reduce their energy use by 50%	Program website
1% of households (210 households) take actions to reduce their energy use by 100%	Program website
10% of households (2,100 households) will receive educational information about the full fuel cycle	No. of people completing educational program online
5% reduction in Corvallis electric and natural gas use	Utility data

Qualitative Program Goals

- **Case studies** that outline the development, implementation, and lessons learned from energy-reduction programs that we pilot during the competition (e.g., Seeds for the Sol, Community Energy Heroes).
- A "**User's Guide to the Communities Take Charge Website**" toolkit will explain how other communities can use the website and online tool so that other communities will be able to successfully use the website in the future.

- A "**Launching Your Communities Take Charge Program**" toolkit will outline how to effectively launch and manage a local Communities Take Charge program based on lessons learned in Corvallis.

B.6 [illegible]

There are a number of long-term program components that might reduce energy use during the two-year competition, but will have more significant contributions to energy-use reductions after the competition. For example:

- The implementation of new land use and development building codes
- Widespread use of the Energy Performance Score
- Community-supported solar projects
- Requiring low-embedded energy approaches in site designs of new developments
- Stretch codes that can apply higher standards and incentives to applicable development projects
- Tightening property maintenance codes to require better existing building performance requirements

C. Utility Data Reporting

C.1 [illegible]

Initially, the Corvallis GUEP Steering Committee sought commitments from the utilities by working with established contacts in the Corvallis Department of Public Works. We expect the utilities to provide the data required for the GUEP competition.

Additionally, the Steering Committee is exploring additional partnership opportunities with the utilities. Some of these opportunities include joint energy efficiency programs, direct marketing to utility customers, and access to finer-grained usage data to help pinpoint high-value opportunities within the customer base. We have already engaged with the predominant electric utility, with encouraging results.

C.2 [illegible]

All three of our utilities (Pacific Power, Consumers Power, and Northwest Natural) will identify residential energy consumers using the billing rate class.

Some multi-family residential dwellings are not individually metered, and are therefore charged at a commercial rate. We will work with the City of Corvallis and the utilities to identify the largest of such dwellings, and obtain their energy usage based on an

enumerated list. According to the utilities, these dwellings represent a very small fraction of the multi-family housing units in Corvallis.

C.3

The City of Corvallis Department of Public Works has identified, per the criteria in the GUEP Guidelines, all municipal accounts serviced by each of the local utilities. The utilities will use these account lists to compute aggregate municipal energy usage.

Corvallis public schools are not municipal energy accounts. We have compiled a separate list of public and private schools, which the utilities will include in their computation of total municipal energy usage.

C.4

The below table lists all Corvallis municipal accounts, excluding schools.

Utility	Service Locations	Account Numbers
Pacific Power (electricity)	All City buildings, water treatment plant, wastewater treatment plant, pumping stations, fire stations, traffic signals, parking lot lights, and all other misc. electrical. 190 meters total.	18516331-001
Consumers Power (electricity)	Rock Creek water treatment plant	1153700, 1153706, 1153712, 1153701, 1153721
	Traffic signals	1153707, 1153719, 1153713, 1153711
	Pump stations	1153704, 1153705, 1153714, 1153708, 1153718, 1153703
	Water reservoir	1153710
	Park facilities	1153716, 1153724, 1153717, 1153709
	Fire station	1153720
Northwest Natural (natural gas)	Various city facilities. 22 meters total.	305177-8
	Osborn Aquatic Center	485799-1

D. Innovation

D.1 [illegible]

We have developed a Program Plan that has innovation at its core. Creating energy-reduction pathways that will empower every household in Corvallis, regardless of socio-economic status or housing type, to reduce their energy use by 10%, 20%, 50%, or 100%. Other innovative aspects of our plan include the following:

Innovation in behavior change programs: Our program will offer an innovative approach to encouraging, tracking, and estimating energy savings associated with behavior change. Rather than assigning an estimated energy savings to each action, the online tool will calculate energy savings based on participant responses to a customized exit survey that is automatically sent one month after the participant registers for the program. In the exit survey, each action the participant choses will be tied to a series of follow-up questions, and in the backend of the online tool, every potential answer will be tied to a numerical value. The numerical value of each of the respondents' answers will be multiplied to estimate the energy savings for each action. The website will also check in with participants two, three, six, and twelve months after they pledge to try an action to track how successful they were at maintaining long term behavior change.

Innovative solar financing: The Seeds for the Sol program, which is being developed and piloted in Corvallis, is testing a new model for solar financing based on wealth sharing.

Innovative community solar: For the first time, Oregon residents can now come together to own solar projects in their own communities, thanks to Oregon's pioneering new renewable energy cooperatives law. The law, which went into effect in October 2014, lets Oregon residents form co-ops to invest collectively in solar projects. People who were shut out of solar until now, including renters and homeowners with roofs that are too shaded for solar, can now own a share of a solar project in their community. We will work to develop an effective model for a community solar array in Corvallis that will allow residents to offset their energy use locally.

Innovation in reporting building energy performance in the real estate market: Oregon recently passed legislation that allows building owners to report their properties' Energy Performance Scores (EPS) in sales marketing materials, using standardized measurements. The EPS scorecard graphically illustrates a home's energy score (based on total energy use) as well as its carbon footprint, and shows homeowners how their home compares to state averages and targets for homes. The EPS scorecard is paired with an EPS energy analysis report, which provides in-depth information on a home's performance and provides upgrade recommendations, along with estimated costs and energy savings. As real estate professionals and

buyers become more aware of the value of a standardized EPS, we expect that more incentive will exist to upgrade properties, report higher scores, and increase demand for properties with higher scores. We also hope to apply these principles to the rental market. We want tenants to demand more transparency into the cost of utilities when looking for rental properties.

While we have a number of innovative program aspects already in place, we look forward to encouraging innovation throughout the competition. We plan to host Energy Innovation Happy Hours at local bars where community members, city officials, and researchers and developers share a drink and exchange ideas about energy innovation for Corvallis. We will also reach out to faculty at Oregon State University who are working on innovative energy technologies (e.g., plans for a net-zero wastewater treatment plant).

E. Potential for Replication

E.1

Energize Corvallis has a history of developing programs that can be replicated in other communities, and we will uphold that tradition during this competition. We are developing our programs and website with other communities in mind, and plan to create resources for other communities including case studies and toolkits, as described in Section B.5, above (p. 22).

F. Likely Future Performance

F.1

We anticipate that most of the energy-savings resulting from the action taken during the competition will be permanent for a number of reasons:

Building Upgrades: Many of the energy-reduction pathways will focus on energy-efficiency upgrades to properties, which will continue to reduce the energy use of the property for many years after the competition.

Renewable Energy Infrastructure: We will encourage the installation of solar electric on homes through community-supported solar projects. Once installed, these systems will continue to offset energy use for decades.

Policy: A number of the proposed changes to local development policies will likely result in lasting energy savings (see Section 1.4, above, for a list of potential policies).

Institutionalizing Programs: We plan to integrate the program into the fabric of a number of institutions including middle and high schools, Oregon State University, and other major employers. In that way, energy-reduction pathways and website usage will not only be available, but will be commonplace with the next generation.

Ongoing Behavior Change: We will use the website to quantify each program participant's ongoing behavior change. As previously mentioned, a preliminary study demonstrated that 2/3 of participants will maintain their behavior changes and nearly 3/4 participants might become more involved in sustainability efforts because of their program participation. We will build on this preliminary study during the two-year competition and track behavior change over a longer period of time.

F.2

The program website will collect, manage, and display the number of program participants, as well as the community's estimated savings to date including CO_2 equivalent, kilowatts, therms, and gallons of water. The site will also display a series of other metrics such as the number of households that have committed to a 10%, 20%, 50%, or 100% reduction; the number of households who are utilizing specific programs such as Clean Energy Works, Seeds for the Sol, or Community Services Consortium; and the number of people who have committed to doing certain energy-reduction actions like changing their furnace filters, unplugging electronics, and lowering their thermostats. We are collaborating with our local utilities to generate data about metered energy savings, and we plan to display this information on the website as well. Finally, we will include data for the GUEP website when it becomes available so that Corvallis knows where it stands in the national competition ranking. In addition to displaying program metrics on the website, this information will be included it in marketing materials throughout the competition.

G. Education

G.1

We are developing a Classrooms Take Charge program and website will encourage middle and high school students to reduce their energy use. The program will reinforce key concepts from the Carbon TIME curriculum unit "Human Energy Systems," which focuses on carbon cycling and tracing matter and energy through human energy systems. We will encourage Corvallis teachers to use the program in their classrooms by offering free workshops, program materials, and online resources. During the Classrooms Take Charge program, student learning will be supported in three phases:

1) **In-class learning**: Carbon TIME unit "Human Energy Systems" supports student learning about fossil fuel use and its effects. Students learn about combustion of fossil fuels as a power source, explore behaviors that increase or decrease fossil fuel

use, and consider actions that affect the corresponding levels of CO_2 emissions. The Human Energy Systems unit builds on student explanations of carbon dioxide release into the atmosphere as a result of transportation, building, food and agricultural systems, and electrical systems.

2) **Online learning**: The Classrooms Take Charge website will further support learning by revisiting key concepts from Carbon TIME, and by encouraging behavior change as students discover how their daily actions affect CO_2 release. Students will visit the website and choose 3-5 energy-saving actions to try for a month. The website will prompt students to trace how their behavior change reduces energy consumption and therefore reduces carbon emissions. One month after students register for their energy-saving actions, the website will prompt students to report on how successful they were at completing each of their actions.

3) **Service learning**: When students complete the in-class and online components, they will participate in a school-wide, service-learning project. Within this project, they will develop educational outreach materials that integrate key learning objectives from Carbon TIME. In addition, they will encourage other students and community members to use the program website and adopt energy-saving behaviors. The website will then track program enrollment and CO_2 savings for each participating school. With this data, schools can engage in friendly competition or, in future years, compete with their own school's previous record for CO2 emissions reduction.

G.2

We are developing community-wide educational programs that will 1) inform community members about the total energy and environmental costs of the full fuel cycle, and 2) engage community members in reducing their energy use. The cornerstone of the educational program will be quarterly gatherings featuring a variety of educational opportunities such as guest speakers, energy-efficient home tours, DIY energy efficiency sessions, "Talk with a Contractor" booths, energy efficiency program tabling, energy knowledge games, and meet-and-greets. We will host these gatherings in collaboration with utility partners, trade allies, and community partners. Additionally, educational components about the full fuel cycle will be featured on the program website, so when community members register for the program, they have the opportunity to learn about the fuel cycle in more detail.

H. Prize Purse

H.1

We propose using the prize purse to create an endowment for a Community Climate Laboratory. The Laboratory will be dedicated to developing, piloting, and analyzing replicable energy-reduction programs, energy innovations, and financing models in

Corvallis. Our goal is to share these resources with communities throughout the United States.

The $5 million endowment will be managed by the Corvallis Environmental Center and invested in a socially and environmentally responsible manner. Assuming a 4% return on investment, this should provide a $200,000 annual operating budget for the Community Climate Lab. Our goal is to share these resources with communities throughout the United States. This operating budget will be used to maintain existing Corvallis programs that have proven to be successful at reducing energy use. In addition, it will provide necessary capital to spur innovation, targeting new programming and financing mechanisms to benefit Corvallis' diverse demographic and economic sectors. More specifically, the endowment will fund a series of competitive grants available to organizations, businesses, and individuals in Corvallis such as:

Wage Grants to support positions that further the goals of energy efficiency and conservation. For example, the City of Corvallis could hire an intern to develop a new efficiency code, or a local non-profit might hire an outreach coordinator for a new energy program.

Incentive Grants to support the creation and implementation of efficiency incentives. For example, a Corvallis Weatherization Incentive Program that provides homeowners and property owners with additional cash incentives to weatherize their properties.

Infrastructure Grants to support energy efficiency and renewable energy projects.

Program Grants to develop, pilot, and analyze new energy-reduction programs.

Research Grants to support the development and implementation of energy-efficiency and renewable energy technologies.

In the first year of the endowment, a portion of the investment income will be allocated to award raffle prizes for households who participated in the two-year competition and to reimburse donors who provided financial support during the competition. For example, we will be inviting 30 businesses to contribute $1,000 toward the operating cost of programs in 2015-2016, and when we win the prize purse, we will offer to reimburse those businesses for their up-front program support or invite them to re-invest the money in making their business more energy efficient.

Appendix A: Program Budget

Income	Year 1 (2015)	Year 2 (2016)
Grants	60,000	50,000
Support from local businesses and community organizations	30,000	15,000
Donations	10,000	5,000
In-kind Support	40,000	40,000
Annual Income	**140,000**	**110,000**
Total Project Income		**250,000**

Expenses	Year 1	Year 2
Personnel		
Director: 0.3 FTE at $68,000 Y1&2	20,400	20,400
Environmental Engineer 0.1 FTE at $68,000 Y1&Y2	6,800	6,800
Program Coordinator 0.1 FTE at $37,440 Y1&2	3,744	3,744
Software Developer $27 (200hrs Y1 & 100hrs Y2)	5,400	2,700
IT Specialist 0.1FTE at $68,000	6,800	6,800
Graphic Designer: Y1 (100hrs x $20/hr) Y2 (50hrs x $20)	2,000	1,000
GUEP Outreach Coordinator 1.0 FTE @ $27,000 Y1&Y2	27,000	27,000
Communication Coordinator 0.2 FTE at $37,440 Y1&2	7,488	7,488
Community Organizers (8 positions x $1,500 honorarium)	12,000	12,000
Personnel Subtotal	**91,632**	**87,932**
Payroll Taxes		
Payroll Taxes (13% of personnel expenses)	11,912	11,431
Payroll Taxes Subtotal	**11,912**	**11,431**
Program Supplies		
Printing (door hangers, posters, brochures, flyers, etc.)	5,000	4,000
Program materials (shirts, tabling supplies, paper, printer ink, etc.)	8,000	6,365
Website hosting fees	500	500
Supplies and Printing Subtotal	**13,500**	**10,865**
Program Expenses Subtotal	**117,044**	**110,228**
CEC Overhead		
10% of expenses (Overhead includes office space, phone, internet, utilities, and office manager salary)	11,704	11,023
Overhead Subtotal	**11,704**	**11,023**
Annual Expenses	**128,749**	**121,251**
Total Project Expenses		**250,000**

change.org

Mayor Biff Traber

Greetings,

We, the undersigned. are concerned Corvallis citizens and other supporters, who urge the Mayor Biff Traber to aid in the relocation and preservation of the "memorial" tribute of Corvallis resident Michael Whipple.

We are asking for the tribute to remain in its current location until a more suitable place has been identified.

Petition to prevent the memorial bench at the riverfront from being removed and destroyed.

Petition summary and background	Local man Mike Whipple froze to death on New Year's Day in Corvallis on a bench near the river's confluence. A memorial bench was constructed in honor of his death and the death of other members of our indigent community in recent years. There have been talks of removing and destroying this memorial.
Action petitioned for	We, the undersigned, are concerned Corvallis citizens who urge the Mayor to prevent the removal of this memorial until we can be given confirmation that it will be preserved and relocated to a new site.

Printed Name	Signature	Address	Cell No.	Comments?	Date
Bailey Murphy					1/14/15
Corby Lofton					1/14/15
Claude Ballard					
Kathleen Harrison					1/16/15
[illegible]					
Allan Nolan				Needs to stay	
CHARLES MEMURRA				NEEDS TO STAY	1/16/15
Chelsey McClellan				Needs to Stay	1/16/2015
Delmar Kvebo					1/16 2015
Ralph Edward Zum					1-16-2015
[illegible]					1-16-2015

Petition to prevent the memorial bench at the riverfront from being removed and destroyed.

Petition summary and background	Local man Mike Whipple froze to death on New Year's Day in Corvallis on a bench near the river's confluence. A memorial bench was constructed in honor of his death and the death of other members of our indigent community in recent years. There have been talks of removing and destroying this memorial.
Action petitioned for	We, the undersigned, are concerned Corvallis citizens who urge the Mayor to prevent the removal of this memorial until we can be given confirmation that it will be preserved and relocated to a new site.

Printed Name	Signature	Address	Cell No.	Comments?	Date
Kirk Renaugs					1/14/15
Dan McKenzie					1/14/15
CASSANDRA ROBERTS					1/14/15
Marge Stevens					1/14/15
Brandon Belstal					1/14/15

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Action petitioned for	We, the undersigned, are concerned Corvallis citizens who urge the Mayor to prevent the removal of this memorial until we can be given confirmation that it will be preserved and relocated to a new site.

Printed Name	Signature	Address	Cell No.	Comments?	Date
Glin Kindred Fr				Glin.c.kindred@gmail.com	1/14/15
Dylan Schwab				Gowin2change@gmail.com	1/14/15
Rick					1/14/15

Subject: Fwd: request for comment on the memorial bench
From: Wholehearted Path
Date: Tue, 20 Jan 2015 13:52:43 -0800
To: secret ninegrapes <ninegrapes@live.com>

Begin forwarded message:

> From: Cynthia Spencer <cynthia@theartscenter.net>
> Subject: Re: request for comment on the memorial bench
> Date: January 20, 2015 12:01:14 PM PST
> To: Wholehearted Path
>
> Lara,
> Feel free to use:
>
> As Executive Director of The Arts Center, I value artwork created with materials, values, and concerns that speak to the community. Community-based artworks are important because they provide a means for deeper understanding and communication between people. The artwork created in memory of Michael Whipple is an opportunity for individuals who do not often have a public voice to be heard and in this way serves a purpose.
>
> Good Luck!
>
> Cynthia

Comments

Name	Location	Date	Comment
Susan Christie	Corvallis, OR	2015-01-15	We need to be more aware of the plight of our less fortunate citizens
krystal robinson	Corvallis, United States	2015-01-15	i feel that this man should be remembered...and honestly this bench is beautiful and no different than the flowers and crosses people place where accidents occur!
Suzannah Doyle	Corvallis, OR	2015-01-15	I think this memorial bench is an important part of the grieving process.
Lisa Wells	Corvaallis, OR	2015-01-15	This is a beautiful work of art and loving Memorial. Please keep this as a reminder that all life has value and that all of us deserve a warm safe place to sleep.
Glin Kindred	Corvallis, OR	2015-01-15	As a person struggling with homelessness I find it really sad that all of the art work and communal contributions we make to Corvallis just gets mulled down and swept aside.
Michaela Lonning	Corvallis, OR	2015-01-15	This is a memorial that was constructed with heart and care, and it deserves to be honored as such, just as the memories of Michael deserve to be honored.
Danielle Heenehan	Corvallis, United States	2015-01-15	I think it is beautiful that people took the care and time to memorialize this man. It should be preserved and relocated.
Maria Faria	Corvallis, OR	2015-01-15	Homeless people have been invisible for too long. Just like their lives, their deaths are seen as mere statistics. To honor a homeless' death preserving the memorial built by his peers is not only a sign of respect, it is also an opportunity to remind us all of their humanity, and to improve our own.
John McMullen	Tangent, United States	2015-01-15	This bench, created by the hands and hearts of those who's lives Mike touched, has more value than the finest bronze statue, commissioned to and built by the finest sculptor who has no personal involvment with the one it commemorates.
Jon Wilmot	Corvallis, OR	2015-01-15	Even though we seem to shun those, down on their luck, in our 'fine' community, Michael was a 'fine' individual, thank you for your consideration in this matter.
Veronica Howe	Baton Rouge, LA	2015-01-15	Creativity is health in a community.
calvin cockrell	Santa Maria, United States	2015-01-15	It should be allowed to stay as memoral
Traci Merritt	Corvallis, OR	2015-01-15	There is honor for life that needs to be respected regardless of social status. This can be considered an art installation. Give it time and space for the right actions to be revealed by this greater community. I know that there are plans to honor Ronald Naasko along the waterfront ... I know he strongly supported this community and would like them supported.
audrey hulstrom	Medford, OR	2015-01-15	im with the poor people!
Jessica Gordon	Corvallis, United States	2015-01-15	let them grieve.
Dana Allen	Corvallis, United States	2015-01-15	It is important for us as citizens of Corvallis to recognize and potentially preserve some of the history of all of our residents for future generations.
Karen Josephson	Corvallis, OR	2015-01-15	I deeply respect the unhoused community and I am guessing that if this memorial were being offered by a group of folks more financially fortunate, this controversy would not exist.
Robin Coburn	Portland, OR	2015-01-15	The toll of homelessness must be recognized by remembering the value of every human life.

Name	Location	Date	Comment
Kiera Eller	Corvallis, OR	2015-01-15	This is a beautiful memorial to the homeless man who froze to death recently. Please let the community keep this memorial in his honor.
Kirsten Allen	Albany, OR	2015-01-15	it's a cool looking bench it's not hurting anything
Afton Muir	Corvallis, OR	2015-01-16	This is a poignant conversation starter about homelessness and human rights in our community. Homelessness is often an invisible problem, but it matters to all of us, and this can be a way to bring attention and respect to the homeless in our community.
Natalie Beres	Canoga Park, CA	2015-01-16	I used to live close by, but not anymore. Regardless, Corvallis has truly touched my heart more than any other place, and I think it would be wise to keep the monument, not just to honor the life that was lost, but to also honor the community at large. Corvallis has heart and humanity. Please do not let something as ugly as bureaucracy ruin and impede upon the sanctity and beauty of life.
Jennie Cramer	Corvallis, OR	2015-01-16	This is an artful dedication to the memory of a community member. Corvallis is a town filled with heart and our homeless community members are no different. I hope we can uphold the values that Corvallis holds dear and leave this memorial up to respect Mr. Whipple and the friends who miss him.
Michael Koller	Corvallis, OR	2015-01-16	because
Karl Smiley	Blodgett, OR	2015-01-16	It's beautiful!! and meaningful!!
tyler norris	Corvallis, United States	2015-01-16	i am signing because I believe in the cause of the bench. This man froze to death, people built a memorial because the bench near where he died went mysteriously missing. To tear it down would be terrible. It is a beautiful and strong bench, may as well leave it be
Samuel Loschl	Corvallis, OR	2015-01-16	this memorial was built by people who loved and cared for Michael Wippel.
Mary Lee Burke	Mountain View, CA	2015-01-16	Our town is supposed to appreciate art, and this is art!
angela johnson	Corvallis, OR	2015-01-16	Homelessness is an issue needing to be addresssed. and this memorial is a beautiful way to honor those lost due to this issue
Pamela Swafford	Corvallis, OR	2015-01-16	community activism. it'sthe right thing to do.
Rui Lund	corvallis, United States	2015-01-16	I think it's a beautiful tribute. downtown needs more community inspired art.
Sarah Kirkpatrick	Corvallis, OR	2015-01-16	It's a good cause and won't hurt anyone.
Amanda Bounds	Corvallis, OR	2015-01-16	The homeless community is a very real part of our total community. We must address this issue with love and open minds if we are going to help our community, as a whole, thrive. This memorial was built with love. If the bench is seen as unsafe, perhaps we can make it into a planter to further celebrate this persons life, in the loving style of Corvallis artists and residents.
Diane Thies	CORVALLIS, OR	2015-01-16	Out of respect for both Mr Whipple and his friends, who have built this bench as a memorial, it seems appropriate to either allow the bench to remain where it is, or relocate it to another spot.
Aleita Hass-Holcombe	Corvallis, OR	2015-01-16	I believe in respecting everyone's form of mourning.
Ella Peterson	Corvallis, OR	2015-01-16	It's the right thing to do.
Katie Linza	Corvallis, OR	2015-01-17	This is a family. To that, I will respect their artwork
Hannah Stilwell	Corvallis, OR	2015-01-17	This is beautiful!
Paul Nkemontoh	Corvallis, OR	2015-01-17	Mike whipple was an incredible man.
paula pietromonaco	newport, United States	2015-01-17	My dear Sister froze to death last year. This is a testament to the mentally ill and the homeless. Let it stand.

Name	Location	Date	Comment
Carey Wille	Portland, OR	2015-01-18	Art is found in all kinds of avenues. This is truly a treasure, a unique creation. A symbol of love for those the same and those different from us. I love Corvallis and it IS the right thing to do...protect this work of art.

Signatures

Name	Location	Date
Lara Lwin Treadaway	, United States	2015-01-14
Megan True	Corvallis, OR, United States	2015-01-15
Nicole Sageman	Tigard, OR, United States	2015-01-15
Heather Merfewld	Corvallis, OR, United States	2015-01-15
Susan Christie	Corvallis, OR, United States	2015-01-15
krystal robinson	Corvallis, OR, United States	2015-01-15
Ralph Waldron	Corvallis, OR, United States	2015-01-15
Lisa Yagoda	Corvallis, OR, United States	2015-01-15
nechama greenwood	Chelsea, MA, United States	2015-01-15
Suzannah Doyle	Corvallis, OR, United States	2015-01-15
Lisa Wells	Corvallis, OR, United States	2015-01-15
Kristine Paul	Corvallis, OR, United States	2015-01-15
Elizabeth Previsch	Redmond, OR, United States	2015-01-15
Glin Kindred	Corvallis, OR, United States	2015-01-15
tessa kobler	Garden City, KS, United States	2015-01-15
sherri derenzis	philomath, OR, United States Minor Outlying Islands	2015-01-15
Michaela Lonning	Corvallis, OR, United States	2015-01-15
Lyrics Cooper	Corvallis, OR, United States	2015-01-15
Danielle Heenehan	Corvallis, OR, United States	2015-01-15
Maria Faria	Corvallis, OR, United States	2015-01-15
Rose Merrick	Corvallis, OR, United States	2015-01-15
John McMullen	Tangent, OR, United States	2015-01-15
stacey phillips	Salem, OR, United States	2015-01-15
katie hartzog	westville, FL, United States	2015-01-15
Vernon Huffman	Corvallis, OR, United States	2015-01-15
Lisa Ammann	Corvallis, OR, United States	2015-01-15
Christina Senn	Goldendale, WA, United States	2015-01-15
Jon Wilmot	Corvallis, OR, United States	2015-01-15
Laila Ayyoub	Corvallis, OR, United States	2015-01-15

Name	Location	Date
Shanese Mitchell	Pembroke Pines, FL, United States	2015-01-15
Diana Vezmar-Bailey	Albany, OR, United States	2015-01-15
Veronica Christie	Corvallis, OR, United States	2015-01-15
calvin cockrell	Santa Maria, CA, United States	2015-01-15
Lauren Christy	Adair Village, OR, United States	2015-01-15
melody cruz	Highland, CA, United States	2015-01-15
russ phillips	Corvallis, OR, United States	2015-01-15
Traci Merritt	Corvallis, OR, United States	2015-01-15
Angela Fendley	Corvallis, OR, United States	2015-01-15
Rose davis	Medford, OR, United States	2015-01-15
Kathy Frieze	Corvallis, OR, United States	2015-01-15
Jessica Gordon	Corvallis, OR, United States	2015-01-15
Valerie White	Corvallis, OR, United States	2015-01-15
Dana Allen	Corvallis, OR, United States	2015-01-15
Karen Josephson	Corvallis, OR, United States	2015-01-15
Brian wiod	Corvallis, OR, United States	2015-01-15
Rivkah Coburn	Portland, OR, United States	2015-01-15
Louisa Shelby	Albany, OR, United States	2015-01-15
Alexandra Eder	Corvallis, OR, United States	2015-01-15
Joe Martines	Corvallis, OR, United States	2015-01-15
Katie Yde	Albany, OR, United States	2015-01-15
Andrea mccullough	Corvallis, OR, United States	2015-01-15
Janie Fisher	Corvallis, OR, United States	2015-01-15
Matthew Brooks	Llanidloes, ENG, United Kingdom	2015-01-15
Kiera Eller	Corvallis, OR, United States	2015-01-15
Carolyn Powers	Corvallis, OR, United States	2015-01-15
Kirsten Allen	Albany, OR, United States	2015-01-15
Otmar Ebenhoech	Corvallis, OR, United States	2015-01-15
Rosalie Bienek	Corvallis, OR, United States	2015-01-15
Tiffany Lyday	Philomath, OR, United States	2015-01-16
Anne Phillips	Corvallis, OR, United States	2015-01-16
Afton Muir	Corvallis, OR, United States	2015-01-16

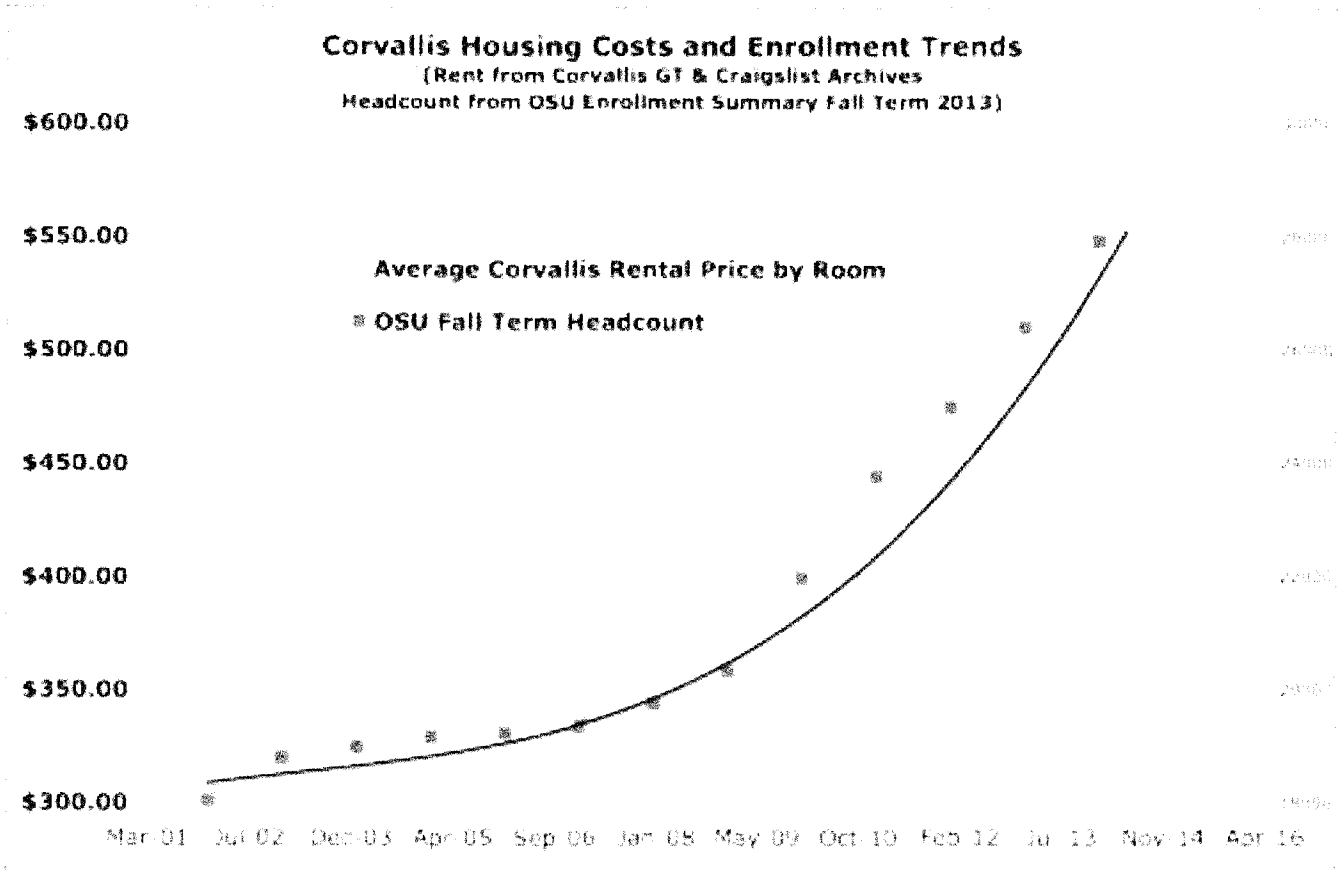
Name	Location	Date
Natalie Beres	Canoga Park, CA, United States	2015-01-16
Laurie Childers	Corvallis, OR, United States	2015-01-16
kyla lyon-hubert	Corvallis, OR, United States	2015-01-16
Amy Ridling	Albany, OR, United States	2015-01-16
Trev DeTal	Corvallis, OR, United States	2015-01-16
Jennie Cramer	Corvallis, OR, United States	2015-01-16
Lauren Visconti	Corvallis, OR, United States	2015-01-16
Glenn Hintz	Corvallis, OR, United States	2015-01-16
Mary Koebel	Corvallis, OR, United States	2015-01-16
Beeara Edmonds	Corvallis, OR, United States	2015-01-16
Kristen Banker	Beaverton, OR, United States	2015-01-16
Michael Koller	Corvallis, OR, United States	2015-01-16
Pam king	Dallas, OR, United States	2015-01-16
Stacey Peterman	Albany, OR, United States	2015-01-16
Jeanette Swanson	Corvallis, OR, United States	2015-01-16
Karl Smiley	Blodgett, OR, United States	2015-01-16
Leonard Higgins	Corvallis, OR, United States	2015-01-16
tyler norris	Corvallis, OR, United States	2015-01-16
Samuel Loschl	Corvallis, OR, United States	2015-01-16
Triona Weeks	Halsey, OR, United States	2015-01-16
Bart Bolger	Corvallis, OR, United States	2015-01-16
Mary Leigh Burke	Corvallis, OR, United States	2015-01-16
Jessica Clements	Corvallis, OR, United States	2015-01-16
angela johnson	Corvallis, OR, United States	2015-01-16
Amana Richardson-Meyer	Corvallis, OR, United States	2015-01-16
Keri Cribbs	Corvallis, OR, United States	2015-01-16
Brittany Nelson	Corvallis, OR, United States	2015-01-16
Pamela Swafford	Corvallis, OR, United States	2015-01-16
brandy roth	LEBANON, OR, United States	2015-01-16
Christine Dashiell	Corvallis, OR, United States	2015-01-16
Erin Nye	Corvallis, OR, United States	2015-01-16
sarah nieminski	Corvallis, OR, United States	2015-01-16

Name	Location	Date
Rui Lund	corvallis, OR, United States	2015-01-16
Katie Prewitt	Garden City, KS, United States	2015-01-16
Lalonnie Williams	Corvallis, OR, United States	2015-01-16
Kimberly Geigle	Corvallis, OR, United States	2015-01-16
Renee Cabatic	Corvallis, OR, United States	2015-01-16
Tarah Forrester	Albany, OR, United States	2015-01-16
cassandra wilhelm	Philomath, OR, United States	2015-01-16
Sarah Kirkpatrick	Corvallis, OR, United States	2015-01-16
Jennifer West	Corvallis, OR, United States	2015-01-16
Nyssa cronin	Philomath, OR, United States	2015-01-16
Nicole Crawford	Corvallis, OR, United States	2015-01-16
Amanda Noconi	Corvallis, OR, United States	2015-01-16
Keri France	Alsea, OR, United States	2015-01-16
Margot Mercer	Corvallis, OR, United States	2015-01-16
Robyn voice	Corvallis, OR, United States	2015-01-16
Mike Robinson	Corvallis, OR, United States	2015-01-16
Mara Friddle	Corvallis, OR, United States	2015-01-16
Patti Warner	Corvallis, OR, United States	2015-01-16
Laura Machado	Corvallis, OR, United States	2015-01-16
Anneliese Gast	Corvallis, OR, United States	2015-01-16
kathy korolden	Corvallis, OR, United States	2015-01-16
Bonnie lorenz	Corvallis, OR, United States	2015-01-16
cat gould	Ashland, OR, United States	2015-01-16
Kaitlin Brown	Corvallis, OR, United States	2015-01-16
Niki D'Amore	Corvallis, OR, United States	2015-01-16
Nini Henriksen	Corvallis, OR, United States	2015-01-16
Melian Kiyak-Boughton	Eugene, OR, United States	2015-01-16
Chris Nelson	Corvallis, OR, United States	2015-01-16
Diane Thies	Corvallis, OR, United States	2015-01-16
Aleita Hass-Holcombe	Corvallis, OR, United States	2015-01-16
Stephanie Barnes	Corvallis, OR, United States	2015-01-16
Aubrey Leung	Portland, OR, United States	2015-01-16

Name	Location	Date
judith lienhard	Portland, OR, United States	2015-01-16
Jim Carroll	Corvallis, OR, United States	2015-01-16
Kira Sussman	Corvallis, OR, United States	2015-01-16
Cha'uri Williams	Corvallis, OR, United States	2015-01-16
Ella Peterson	Corvallis, OR, United States	2015-01-16
Hollie Murphy	Corvallis, OR, United States	2015-01-16
Blaine Vogt	Corvallis, OR, United States	2015-01-16
Carol Carlson	Corvallis, OR, United States	2015-01-16
rebecca mann	Corvallis, OR, United States	2015-01-17
Hannah Gienger	Corvallis, OR, United States	2015-01-17
Katie Linza	Corvallis, OR, United States	2015-01-17
Hannah Stilwell	Corvallis, OR, United States	2015-01-17
Paul Nkemontoh	Corvallis, OR, United States	2015-01-17
Jeff Peitz	Corvallis, OR, United States	2015-01-17
Jennine Livengood	Corvallis, OR, United States	2015-01-17
David Smith	Corvallis, OR, United States	2015-01-17
Dayna Law-Millard	Florence, OR, United States	2015-01-17
paula pietromonaco	newport, OR, United States	2015-01-17
Hillary Rose	Corvallis, OR, United States	2015-01-17
Denise Goodrich	Corvallis, OR, United States	2015-01-17
Ronald Gibbons	Corvallis, OR, United States	2015-01-17
Brandy Hemsley	Corvallis, OR, United States	2015-01-17
Leah Bolger	Corvallis, OR, United States	2015-01-17
Jeanette Hardison	Corvallis, OR, United States	2015-01-17
Kate Lindstrom	Gresham, OR, United States	2015-01-18
Carey Wille	Portland, OR, United States	2015-01-18
Jamie Leinbach	Portland, OR, United States	2015-01-18
victoria wills	Corvallis, OR, United States	2015-01-19

From Jeff Hess

The Result - Loss of affordable housing



The price to rent a room in Corvallis is directly linked to OSU enrollment growth.

* OSU headcount data includes E-students and cascades campus students

New City/OSU IGA proposal
(A) Suggestions for draft IGA; (B) Responses to proposal from Councilor York
written by Bill Glassmire, Councilor for Corvallis Ward 7
January 20, 2015

(A) Suggestions for draft IGA

Draft text: "The scoping subcommittee will include two CORVALLIS City Councilors, the City Manager, three OSU Administrators, and two community members with previous Collaboration experience."
Proposed replacement: "The scoping subcommittee shall consist of the City Mayor, one CORVALLIS City Councilor, two OSU Administrators, an OSU student, an OSU employee, and two community members. As much as possible, subcommittee members shall have previous Collaboration experience. The City Manager and the Project Manager shall be ex officio members of the subcommittee."

Further, "The scoping subcommittee shall solicit proposals and comments from both the Corvallis community and the OSU community."

(B) responses to Councilor York's proposal

1. I generally support Councilor York's proposal for some form of "Joint Commission". I particularly like the concept that the IGA can be modified and is not fixed until a termination date.

   I solicited comments from two Ward 7 residents. We three agree that flexibility is desirable for the IGA.

2. Public access

   I would like for Corvallis-ites to have considerable access to the agenda-setting process of any IGA process. Citizens should be welcome to present proposals for the agenda, to observe deliberations, and to offer comments.

3. Decision-making and dispute resolution

   In any IGA structure, each party should independently agree to any decision. For example, if majority voting is used, any decision should be supported by a majority of the representatives of each party.

   Any form of IGA should specify, what happens when the parties cannot agree on an action? I think it important that the IGA define a fair and robust dispute resolution process.

4. Scope

   The new proposal primarily concerns city issues. Question: Should the city have a role to express (opinions/concerns about/support for) OSU planning decisions? My answer: Yes, the city is a stakeholder.

TO: City Council

FROM: Biff Traber, Mayor

DATE: January 20, 2015

RE: OSU-Related Plan Review Task Force

Based on your discussion at the January 13, 2015 work session and tonight's motion, I am pleased to announce the appointment of the following to the OSU-Related Plan Review Task Force:

Planning Commissioners

Jennifer Gervais – Task Force Chair

Ron Sessions

Paul Woods

Jasmine Woodside

City Councilors

Barbara Bull

Frank Hann

Roen Hogg

c: Planning Commission

From Councilor Bull
1-20-15 Council mtg.

Possible Framework for Developing Interim Measures
January 20, 2015

Recent attention of LDC Chapter 3.36 has raised several concerns that might be addressed or managed with interim measures while the city considers legislative action addressing development on and/or around OSU. I would like to begin to answer the questions: 1) "Do we need interim measures?" and, 2) "If so what would they look like?"

The Problem (Do we need interim measures?)

1. The **amount** of development allowed under LDC 3.36 appears to be excessive and not sufficiently restricted to protect the city from significant impacts.

2. The **type** (use) of development appears to be unusually broad for a *single zone* and doesn't appear to be monitored or managed.

3. The current implementation of LDC 3.36 does not appear to sufficiently manage or mitigate **parking and traffic impacts**.

Possible Interim Solutions (What would they look like?)

What specifically is needed will likely depend on Council decisions including code interpretations. It is my opinion that in general four things should be considered in deciding whether a corrective measure or set of measures might warrant short-term implementation:

- How soon can it be in effect? (And what is in place in the meantime.)

- Does it provide for adequate review of the scale of development and potential impacts to assure no additional livibility impacts while legislative approaches are being pursued?

- Does it clarify how a campus master plan or zone update would be received in the interim?

- Does it clarify what will happen (how development will be reviewed) if and when the status of the CMP changes?

Possible Framework for Developing Interim Measures (cont.)
January 20, 2015

Possible Approaches to Interim Measures Depending on OSU Development Status

OSU Status	Expired	Active until date certain	No expiration
Development Approval (sqft)	Unclear-- none? Need for CC interpretation(s) and/or new code Major adj review?	CC Interpretations Code amendment(s)? Moratorium? Other?	
Development Approval (use)	Current OSU Zone? With major adj review?		
Appropriate Traffic/Parking Mitigation	Active implementation of existing code sufficient? Interpretation or code amendments needed?		
Clear Process for "Renewal"	Defer to legislative process or clarify interim process by interpretation or new code		

Possible Framework for Developing Interim Measures (cont.)
January 20, 2015

Possible Timeframes for Potential Interim Measures

It appears as though even potential interim measures could take considerable time to implement. Some would require findings, public hearings, a second reading. Also, according to legal advice, we should be aware of our exposure to appeal.

Measures	Needed	Exposure to Appeal	Soonest/Latest Effective Date
Code Interpretations	Findings CC Vote Public Hearing #CC Mtgs for adoption		
Code Revisions	Findings CC Vote Public Hearing #CC Mtgs for adoption		
(Other Measures)	Findings CC Vote Public Hearing #CC Mtgs for adoption		
Moratorium	Findings CC Vote Public Hearing #CC Mtgs for adoption		

TO: City Council

FROM: Biff Traber, Mayor

DATE: January 20, 2015

RE: Scheduling another Executive Session on February 2

The January 20, 2015 Council meeting consent agenda schedules an Executive Session at 5:30 pm under ORS 192.660(2)(d)(h)(status of labor negotiations) (status of pending litigation or litigation likely to be filed).

After the Agenda was published, Council Leadership met to discuss the interim City Manager. As a result of the discussion, Leadership recommends scheduling:

1.) A discussion on the interim City Manager process during the February 2, 2015 Council meeting

and

2.) An additional Executive Session immediately following the February 2, 2015 regular meeting under ORS 192.660(2)(a) (status of employment of a public official).

A motion to schedule the Executive Session is required.

SUGGESTED MOTION: I move to schedule an Executive Session immediately following the February 2, 2015 City Council meeting under ORS 192.660(2)(a)(status of employment of a public official).