



**CORVALLIS  
CITY COUNCIL WORK SESSION**

**January 28, 2015  
7:00 pm**

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

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**I. ROLL CALL**

**II. UNFINISHED BUSINESS**

- A. 2015-2016 City Council Goal Setting, continued
- B. Code of Conduct follow-up

**III. ADJOURNMENT**

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*A Community That Honors Diversity*

**CITY OF CORVALLIS  
CITY COUNCIL WORK SESSION MINUTES  
January 21, 2015**

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 5:32 pm on January 21, 2015, in the Madison Avenue Meeting Room, 500 SW Madison Avenue, Corvallis, Oregon, with Mayor Traber presiding.

**I. ROLL CALL**

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

Also present were facilitator Joseph Bailey, City Manager *Pro Tem* Brewer, and Public Works Director Steckel

**II. NEW BUSINESS**

**A. Code of Conduct follow-up**

This agenda item was not discussed. It was added to the January 28, 2015 Council Goal work session agenda.

**B. 2015-2016 City Council Goal Setting**

Councilors discussed goal ideas and each participant presented goals he or she would like the City Council to consider (Attachments A-H).

The Mayor and Councilors broke into three smaller groups to focus on four goal concepts and begin to develop specific goal language in the SMARTS (Specific, Measurable, Achievable, Relevant, Time-bound, and Stretch) format. Members of the small groups will continue to work on language to recommend for specific goals for the January 28, 2015 work session.

**III. ADJOURNMENT**

The meeting adjourned at 7:45 pm.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

**MEMORANDUM**

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January 21, 2015



**TO:** Mayor and City Council

**FROM:** Judy Gibson, Chair, Corvallis Housing and Community Development Advisory Board

**RE:** HCDAB Support for proposed 2015-2016 City Council Housing Goal

You have received for consideration a proposed 2015-2016 City Council housing goal from staff of the Community Development Department (copy attached). The goal was introduced and discussed during today's meeting of the Housing and Community Development Advisory Board (HCDAB). Following that discussion, a motion of support for the goal was made, and the HCDAB voted unanimously in favor of that motion.

On behalf of the City's Housing and Community Development Advisory Board I hope you will favorably consider, and adopt, the proposed 2015-2016 City Council housing goal.

### ***Proposed City Council Housing Goal for 2015-2016***

Support and sustain the City's existing affordable housing assistance programs while taking steps to expand the set of policy and programmatic options that are available to the City to facilitate the creation of additional low income and workforce housing opportunities.

### ***Background***

ECONorthwest's December 2014 *Corvallis Housing Policy Options* report represents the final work product prepared to assist the City Council in carrying out its 2013-2014 housing goal. That goal stated:

*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.*

The *Policy Options* report summarizes the findings of ECONorthwest's November 2014 *Corvallis Housing Survey* report and describes key findings about the Corvallis housing market. It also presents policy options that would maintain and could increase the supply of housing that is affordable at all income levels, with a focus on housing that is affordable to low and moderate income renter and owner households.

With regard to housing that is affordable to low income Corvallis households, the report notes that the City currently offers a set of programs that utilize, primarily, federal funding to:

- Finance the rehabilitation of owner- and renter-occupied housing;
- Provide purchase assistance to low income buyers; and
- Underwrite the construction, acquisition and rehabilitation of low income affordable housing by non-profit agency partners.

Policy approaches that could increase the production of affordable and workforce housing in Corvallis are also identified in the report. Several general conceptual areas are described in the report, and each includes one or more specific policy and programmatic concepts the City might explore. The general conceptual areas include:

- Undertaking regulatory changes;
- Increasing the supply of land available for housing;
- Expanding the variety and types of allowed housing;
- Offering programs (in addition to those currently operated) that provide financial assistance to homeowners and renters; and
- Lowering infrastructure or development costs.

On November 20, 2014 the City Council held a work session to discuss findings and next steps relative to a draft version of the *Policy Options* report. While no specific Council direction was proposed or approved, interest in learning more about and/or supporting some of the specific concepts identified in the *Policy Options* report was expressed by various Councilors.

This suggested City Council goal would initiate a process of learning about, evaluating and potentially carrying out implementation of one or more policy concepts that could facilitate the development of low income and workforce housing. Concepts that were discussed by the Council on November 20 or through subsequent discussions between staff and ECONorthwest, and that might also result in at least a small, and perhaps a moderate impact, included:

- Inclusionary Zoning
- Community Land Trusts
- Urban Renewal/Tax Increment Financing for Infrastructure Development
- Multiple Unit Limited Tax Exemption Program
- Vertical Housing Tax Abatement Program
- City-sponsored Annexations

Items from the list above could be removed or modified, and additional concepts the Council would like to consider could be added to this list.

Finally, as noted during the Council's January 5, 2015 public hearing on the City's Community Development Block Grant and HOME Investment Partnerships programs, operating funding for the City's ongoing affordable housing assistance programs has declined in recent years. Staff reductions and other fiscal responses have helped sustain the programs during this time, but a longer term solution to overcome projected near-term deficits will be needed for the programs to continue. Thus, in conjunction with and addition to the policy and programmatic concepts listed above, this goal proposal suggests Council consideration of long-term strategies to return financial stability to the City's affordable housing programs.

Staff of the Community Development Department will be prepared to coordinate and/or carry out the work effort(s) needed to develop the information package(s) that would inform a Council review process. The time frame to complete this work would depend on the number and complexity of the policy concepts selected for review.

City Council Goals Proposals  
Frank Hann, Ward 8 Councilor

1. Promote responsible maintenance of infrastructure including streets, pedestrian access and safety, lighting, bicycle paths, waterway and flood protection, parks and open space including urban forest as well as city buildings, property and improvements.

- by 6/2015 identify and put in place funding necessary to address critical needs within Parks and Recreation Budget.
- by 12/16 development of long range 30-40 year needs assessment relative to anticipated replacement/improvement of city infrastructure with cost estimates for benefit of future council planning and budgeting efforts.

2. Continue efforts for comprehensive council program of support for economic vitality and development. improve city council support and recognition of diverse business community that includes existing and developing employment generators that promote innovation and diverse job opportunities

- by 6/15 in collaboration with Benton and where possible adjoining cities and counties to increase funding for mutually beneficial ED efforts to attract environmentally sustainable industry/companies supporting higher wage occupations.
- by 6/16 develop or adopt assessment tool for evaluation of key components of community vitality including but not limited to innovative technologies including those developed at OSU, maintenance of strong downtown core of retail, service, government and where appropriate manufacturing, economic benefits and contributions of the arts, public safety, accessibility to timely health services, and culture of customer/citizen service within all direct and indirect governmental service providers.
- by 6/15 pilot improved summer youth job skills opportunities for future expansion if successful.

3. Provide the necessary data and analysis with relevancy to improved and objective decision making by city quasi judicial and advisor commissions and committees.

- by 4/16 complete update of Buildable Lands Inventory to include improved capture of "underdeveloped" lands.
- by 12/16 complete update of Vision 2040
- by 6/15 complete update of Comprehensive Plan and LDC
- provide mechanisms for periodic review and update in all appropriate documents

4. Using updated Traffic Data, develop plan to address key bottlenecks that contribute to traffic congestion and barriers to efficient traffic movement into and out of the city and centers of commerce, healthcare and education.

- relieve congestion at VanBuren Bridge and 9th Street access to Highway 99 by 50%

5. Continue responsible fiscal management policies to maintain and improve the financial health of the city while identifying alternative funding sources and working with other cities and county governments to change state policies that impair the ability of local governments to effectively manage their obligations to citizens.

## **2015-2016 Council Goals – submitted by Penny York**

### ***Create a new vision and action plan for Corvallis.***

*Using an engaged community process, create a new Corvallis Vision and Action Plan 2040 by December 2016. The resulting plan will include an aspirational vision, an action plan for the City and community partners that is achievable and measurable, and a method for regular evaluation and necessary revision. The plan will be the foundation for necessary updates of other City plans including the Comprehensive Plan and LDC, and the development of a Preservation Plan. The action plan revision process will be incorporated into the Council goal setting process for the 2017-2018 term and thereafter.*

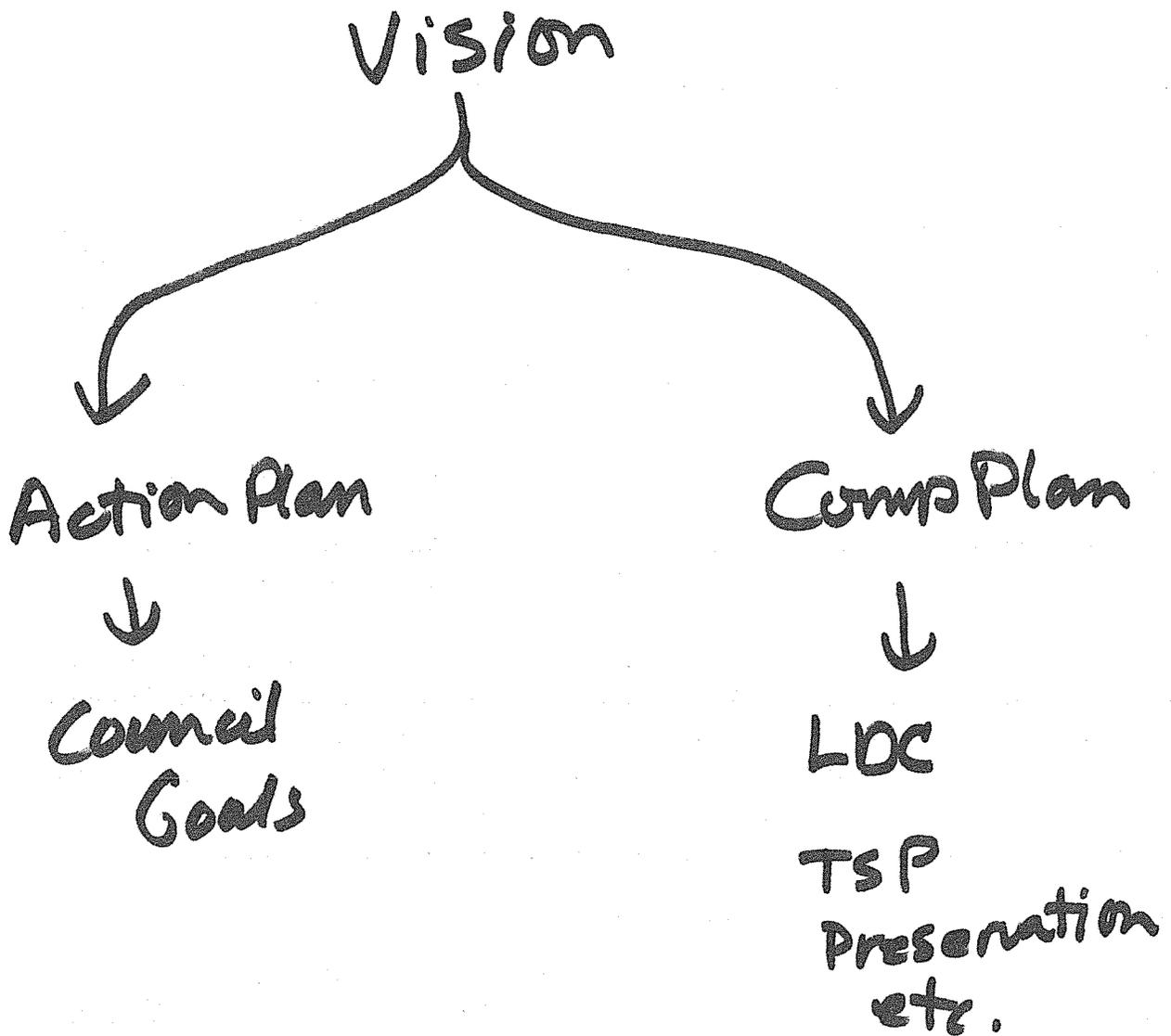
### ***Address issues concerning unimproved streets and related drainage.***

*Address immediate needs for drainage and safety on unimproved streets and develop a long term approach to upgrading these streets including access, maintenance and funding by December 2016. Resolve the most critical issues that affect safety and property damage for multiple property owners and residents due to the deterioration of unimproved streets. Through the Multimodal Transportation Advisory Board, develop a long term strategy for addressing the requirements of unimproved streets. These requirements include providing access to transit, community connectivity, maintenance, safety, and economic development. The strategy needs to include realistic funding options and be based on an audit of the needs and a complete scope of costs.*

### ***Develop and implement a water resources strategy.***

*Develop an integrated water resources strategy for the City's water infrastructure guided by a community member Water Resources Advisory Board to be appointed by July 30<sup>th</sup>, 2015. The strategy will address the City's water infrastructure (drinking water, wastewater, stormwater) and the City's water resources (rivers, streams, wetlands, groundwater, hyporheic zones) to prepare for improved water security in a changing climate and improve the health of residents and the natural environment. By December 31<sup>st</sup> 2016 the City will implement the approved strategy.*

1/16/2015 py



## **Proposed Goal Re Sustainable Budget**

Continue building sustainable budgets, however, with an emphasis on new or expanded revenue sources that allow restoring, retaining or expanding, as appropriate, city programs and infrastructures.

By September 2015 identify new or expanded revenue sources for general fund programs and for city infrastructures.

By July 2016 implement at least three of these sources.

Submitted by Hal Brauner

*Bull*

## Public Participation Implementation

*Goal: By December 2016 the City Council will actively engage in the implementation of the Public Participation Task Force Recommendations and consider enhancements that would further provide for increased transparency and accountability.*

### Boards and Commissions Structure and Organization

- Complete renaming/redefining and assigning appropriate staff
- Develop new boards: Community Involvement and Diversity Board (CIDAB), Multi-Modal Transportation Advisory Board, Water Systems Advisory Board, Public Safety Advisory Board
- *Formalize Planning & Development oversight by Planning Commission, (and identify other similar gaps)*
- Formalize/implement annual reporting and check-in with standing committees, provide orientation for members, revise sunset policy,

### Access and Opportunities

- Diversity: Identify and reach out to diverse sectors of the community
- Openness and respect:
  - Increase access to elected officials, city staff, and government information.
  - Increase transparency of the appointment process
  - Involve broad representation of community members in the decision-making process.
- Inclusiveness: Involve broad representation of community members in the decision-making process
- Accountability: Align work plans to standing committees to improve connectivity with long-range planning and decision-making process

### Neighborhoods

- Sustaining active neighborhoods: Free meeting space, Neighborhood Empowerment Grant Program, Annual trainings and orientations for leaders and community members, neighborhood engagement pathways
- Connecting Neighbors to Neighbors: Listserves, social networking
- Partnering with each other and the City: City and staff support, leadership meetings, recognition process, updates to Council, circulate vacancy announcements, provide city resources, involvement in land use processes
- *Empower neighborhoods/areas with local visions to inform planning efforts*

## Sustainable Budget 2.0

Expand our definition of sustainable budgeting to include long-range (10+ years) consideration of:

- infrastructure investment goals
- deferred and ongoing infrastructure maintenance and
- plausible and appropriate long-term revenues

to achieve long-term sustainability for use in the development of the 2016/17 budget.

### Possible approach

Engage the community in developing potential long-term cost management and revenue-generating strategies using a task force or Budget Commission subcommittees to lead the process. Engage CIP commission or similar in identifying infrastructure needs.

- Place topic on the agenda for Budget Commission orientation meeting
- Solicit input on approach, invite members to participate in task force or subcommittees
- Schedule meetings strategically around budget work
- Collect ideas and suggestions during budget process
- Finalize approach in May/June CC meeting
- Begin community engagement process in the fall

Prepare additional explanatory material about how current revenues are allocated for community process.



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## Climate change goal proposal

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Zachariah Baker

Wed, Jan 21, 2015 at 3:15 PM

To: mayorandcitycouncil@ci.corvallis.or.us

Bcc: Zachariah Baker

Mayor and Fellow City Councilors,

As many of you know, I'll be advocating for a climate change goal in our goal setting process tonight. As we heard last night, there is a great deal of interest in the city council adopting a goal addressing climate change. Towards that end, I respectfully submit the goal below for your consideration. I will bring hard copies to our meeting tonight as well.

Zach

### PROPOSED GOAL

"Over the next two years, take bold action to address climate change by (1) supporting the energy conservation efforts of the Corvallis Georgetown University Energy Prize team, and (2) implementing a comprehensive, long-term program that will significantly reduce Corvallis' greenhouse gas emissions and foster Corvallis' resilience to the effects of climate change."

### BRIEF EXPLANATION

We received a number of climate change goal suggestions and letters of support for a climate change-related goal. The goal proposed above draws from these suggestions. It consists of a near-term and a long-term component as part of an overall strategy to address climate change.

The near-term component being the immediate opportunity to support the efforts of the Corvallis Georgetown University Energy Prize team to reduce one of Corvallis' largest contributions to climate change – energy use. The long-term component being the development and implementation of a comprehensive greenhouse gas emissions reduction program for Corvallis that includes reduction targets, a climate action plan, and measures for monitoring and evaluation of progress.

This goal, with its near-term and long-term components, would honor the commitments Corvallis has already made to address climate change, while setting Corvallis on a strong path towards addressing climate change into the future.

## Possible Council Goals

Biff Traber

1. Sustainable Finances – Continue building sustainable budgets, however, with an emphasis on new or expanded revenue sources that allow retaining, restoring or expanding, as appropriate, city programs and infrastructures.
  - a. By September 2015 identify new or expanded revenue sources for general fund programs and for city infrastructures.
  - b. By July 2016 implement at least three of these sources.
2. Economic Development – Continue to support economic development; in 2015 develop a plan to increase business retention and expansion by addressing gaps in the environment and infrastructure that support our growing start-up activity.
3. City OSU Relations – Continue to evolve the collaborative work between OSU and the city in its multiple forms having defined and implemented an updated relationship model by July 2015 and updated the OSU District plan by end of 2016.
4. Visioning Update – By May 2016, a citizen driven city wide visioning process will have been completed and the follow-on plan update process will be well underway.
5. Housing – Identify and deliver a set of additional policy and programmatic tools available to the city to facilitate the creation of additional low income and work force housing by 1Q 2016.
6. Climate Action Plan - Over the next two years, address climate change by (1) supporting the energy conservation efforts of the Corvallis Georgetown University Energy Prize team, and (2) adopting and beginning to implement a comprehensive, long-term Climate Action Plan that will significantly reduce Corvallis' greenhouse gas emissions and foster Corvallis' resilience to the effects of climate change.

**Linn- Benton Community College**

**Business and Employer Services**

## **Corvallis City Council Teambuilding**

**December 11, 2014**

### **Code of Conduct (three or more people agreed to these)**

- Listen
- Talk. If you have something to say, say it.
- As we interact in meetings, balance efficiency and effectiveness.
- Seek to resolve disagreement and present decisions fairly and respectfully.
- Demonstrate empathy by showing respect, listening, and participating.
- Respect others by paying attention, engaging, and acknowledging.

### **Other conduct proposals (2 or less people chose)**

- Do your homework and come prepared to meetings
- Operate transparently (be direct, authentic, and honest)
- Speak courteously of the council and councilors

## 2015-2016 Council Goals – 2nd revision py

NEW

### **Vision and action plan for Corvallis.**

*Using an engaged community process, create a new Corvallis Vision and Action Plan 2040 by December 2016. The resulting plan will include an aspirational vision, an action plan for the City and community partners that is achievable and measurable using a livability index, and a method for regular evaluation and necessary revision. The vision and action plan will be the foundation for necessary work on other City plans including the Comprehensive Plan, LDC, and a Preservation Plan. The revision process will be incorporated into the Council goal setting process for the 2017-2018 term and thereafter.*

NEW

### **Climate Action Plan/Georgetown University Energy Prize**

*By December 2016, take bold action to address climate change by supporting the energy conservation efforts of the Corvallis Georgetown University Energy Prize team, and by implementing a comprehensive, long-term program that will significantly reduce Corvallis's greenhouse gas emissions and foster Corvallis's resilience to the effects of climate change.*

NEW

### **Infrastructure and Natural Resource Health and Maintenance**

*Promote responsible health and maintenance of city natural resources and infrastructure including streets, paths and sidewalks; water resources; parks and open space; urban forests; and city buildings, property and improvements. Develop a water resources strategy guided by a Water Resources Advisory Board to be appointed by July 30<sup>th</sup>, 2015. Address immediate needs for drainage and safety on unimproved streets and develop a long term approach to maintenance of all streets, sidewalks and paths by December 2016. Ensure the Parks and Recreation Master Plan adequately addresses health and maintenance of parks, open space, and urban forests prior to adoption. (could be incorporated into Sustainable Budget below)*

CONTINUING, 2014-2014 as Sustainable Budget

### **Sustainable Budget**

*The City will continue to manage a sustainable budget, including considering possible new revenues. New revenues will address specific needs. An audit of infrastructure will be conducted. Public safety needs will be determined. A community group will propose to the City Council a 10 year strategy for meeting projected financial needs, including new revenues, by June 30, 2016.*

CONTINUING, 2013-2014 as 1) Housing and 2) Cold Weather Homeless Shelter

### **Housing Options**

*The City will prioritize and then implement a set of policy and programmatic tools from those suggested in the 2014 Housing Study to facilitate the creation of additional transitional, low income and work force housing by December 2016.*

*CONTINUING, 2013-2014 as Economic Development*  
***Economic Vitality***

*The City will utilize partnerships to increase access to family wage jobs, strengthen the path from innovation to manufacturing, identify methods of encouraging the success of locally owned businesses, and improve Corvallis as an economically resilient community. Create a plan by June 2015 to help implement this goal.*

*CONTINUING, 2011-2012, 2013-20-14 as OSU/City Collaboration*  
***OSU/City Compatibility***

*Working with Oregon State University, resolve to implement solutions to problems through a new IGA by July 2015. Monitor, mitigate and reduce community impacts related to OSU development during 2015 and 2016 using appropriate land use strategies. Update assumptions and policies in the Corvallis Comprehensive Plan and LDC relating to OSU development by December 2016. Include strategies to monitor the OSU District Plan and the LDC to assure compliance and enable modification as conditions change.*

*CONTINUING, 2013-2014 as Public Process and Participation*  
***Public Participation Implementation***

*By December 2016 the City Council will actively engage in the implementation of the Public Participation Task Force Recommendations and consider enhancements that would further provide for increased transparency and accountability.*

*1/28/2015 py*

## **Zach Baker's DRAFT Goal Language for Consideration at 1/28 Work Session**

### **CLIMATE ACTION**

Over the next two years, take bold action to address climate change by (1) supporting the energy conservation efforts of the Corvallis Georgetown University Energy Prize team, and (2) implementing a comprehensive, long-term program that will significantly reduce Corvallis' greenhouse gas emissions and foster Corvallis' resilience to the effects of climate change.

### **VISION AND ACTION PLAN**

Using an engaged community process, create a new Corvallis Vision and Action Plan 2040 by December 2016. The resulting plan will include an aspirational vision, an action plan for the City and community partners that is achievable and measurable using a livability index, and a method for regular evaluation and necessary revision.

### **SUSTAINABLE BUDGET**

By September 2015, identify new or expanded revenue sources for general fund programs and for city infrastructure. By July 2016, implement at least three of these sources.

### **ECONOMIC VITALITY THROUGH HOUSING**

Expand the set of funding, policy, and programmatic options that are available to the City to facilitate the creation of additional transitional, senior, low income, and workforce housing opportunities while also focusing economic development efforts on the creation and retention of family wage jobs.