

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
September 8, 2015**

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Executive Session 1. Litigation filed or likely to be filed Page 340	Yes		
Presentations 1. Benton County Jail Bond Measure Pages 340-341	Yes		
Action from Executive Session 1. Coronado Tract B development Page 341			<ul style="list-style-type: none"> • Directed City Attorney's Office to appeal Coronado case <u>passed U</u>
Visitors' Propositions 1. Proposed Permanent Homeless Shelter (various) 2. Unimproved City streets (Brooks) 3. Cigarette butt scavenger hunt (Willems) 4. OSU Valley Football Center application (White, Dodson) 5. Water Systems Advisory Board (Lahm Evenson) Pages 341-342, 346-348	Yes Yes Yes Yes Yes		
Public Hearing 1. City water service outside city limits Pages 342-346		Yes	
Consent Agenda Page 348			<ul style="list-style-type: none"> • Adopted revised Consent Agenda <u>passed U</u>
Items Removed from Consent Agenda 1. Schedule public hearing to consider Berman Rental appeal 2. Acknowledgement of Buildable Lands Inventory population forecast Page 349			<ul style="list-style-type: none"> • PH canceled (applicant withdrew appeal) • Acknowledged forecast <u>passed U</u>
Unfinished Business IPDA – Valley Football Center Page 350			<ul style="list-style-type: none"> • Approved parking plan as conditioned by staff <u>passed U</u>
Human Services Committee - August 18, 2015 1. Corrections to minutes 2. UW Social Services Allocations Annual Report 3. CRAG Update Page 350	Yes Yes		<ul style="list-style-type: none"> • Accepted Report <u>passed U</u>
Urban Services Committee - August 18, 2015 1. Corrections to minutes 2. DAB Annual Report 3. HRC Annual Report 4. Planning Commission Annual Report 5. CPRR: 7.14, "Prepayment for Public Street Improvements"	Yes		<ul style="list-style-type: none"> • Accepted Report <u>passed U</u> • Accepted Report <u>passed U</u> • Accepted Report <u>passed U</u> • Amended Policy <u>passed U</u>

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Urban Services Committee - August 18, 2015 – Continued 6. TMDL Update 7. TSP Update Process 8. Other: CCAT IGA, RPDs Pages 350-351	Yes Yes Yes		
Administrative Services Committee - August 19, 2015 1. Corrections to minutes 2. DCA EID Fourth Quarter Report Page 352	Yes		<ul style="list-style-type: none"> • Accepted Report <u>passed U</u>
Mayor's Reports 1. Jail Bond Measure 2. Homeless shelter update Pages 352-353	Yes	Yes	
Council Reports 1. Climate Action Task Force (Baker) 2. Housing Development Task Force (Glassmire) 3. Sustainable Budget Task Force (Brauner) 4. Vision and Action Plan Task Force (York) 5. OSU-Related Plan Review Task Force (Hann) 6. Economic Development Advisory Board and Council Goal on Economic Vitality (Hann and York) 7. ASOSU (Hogg) 8. Ward 7 meeting, homelessness, Pedalpalooza (Glassmire) 9. World Car Free Day (Beilstein) 10. Parking at north end of NW 29th Street, Advisory Boards and Commissions training, infrastructure maintenance (Hann) Pages 353-354	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes		
Staff Reports 1. Council Policy 2.10, "Use of Electronic Mail by Mayor and City Council" Pages 354-355			<ul style="list-style-type: none"> • Amended Policy <u>passed U</u>
LOC Voting Delegation Page 355			<ul style="list-style-type: none"> • Selected Councilors Hirsch and Brauner by consensus

Glossary of Terms

ASC	Administrative Services Committee	IGA	Intergovernmental Agreement
ASOSU	Associated Students of Oregon State University	IPDA	Interim Parking Development Agreement
CCAT	Corvallis Community Access Television	LOC	League of Oregon Cities
CPRR	Council Policy Review and Recommendation	OSU	Oregon State University
DAB	Downtown Advisory Board	RPD	Residential Parking District
DCA	Downtown Corvallis Association	TMDL	Total Maximum Daily Load
CRAG	Community Relations Advisory Group	TSP	Transportation System Plan
EID	Economic Improvement District	U	Unanimous
HRC	Historic Resources Commission	USC	Urban Services Committee
HSC	Human Services Committee	UW	United Way

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Mayor Traber read a statement, based upon Oregon law regarding executive sessions. The statement indicated that only representatives of the news media, designated staff, and other Council-designated persons were allowed to attend the executive session. News media representatives were directed not to report on any executive session discussions, except to state the general subject of the discussion, as previously announced. No decisions would be made during the executive session. He reminded Council members and staff that the confidential executive session discussions belong to the Council as a body and should only be disclosed if the Council, as a body, approved disclosure. He suggested that any Council or staff member who may not be able to maintain the Council's confidences should leave the meeting room.

Council entered executive session at 5:16 pm under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed) to discuss the Land Use Board of Appeals' decision to reverse the Council's decision regarding the Coronado development application. Executive session adjourned at 6:12 pm.

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Bull (5:20 pm), Glassmire, Hann, Hogg, Hirsch (5:18 pm), York

ABSENT: Councilor Brauner (excused)

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon was called to order at 6:30 pm on September 8, 2015 in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Traber presiding.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

ABSENT: Councilor Brauner (excused)

Mayor Traber noted items at Councilors' places, including a letter from the League of Women Voters concerning formation of a Water Systems Advisory Board (Attachment A), Councilor Glassmire's suggested edits to the Council Policy concerning Mayor and Council Use of Electronic Mail (Attachment B), a flyer regarding a proposed scavenger hunt for cigarette butts (Attachment C), and materials from Beit Am related to the public hearing regarding City water service (Attachments D, E, F, and G).

IV. PROCLAMATION/PRESENTATION/RECOGNITION

A. Presentation concerning Benton County Jail Bond Measure

Benton County Sheriff Scott Jackson said the Benton County Board of Commissioners (BOC) placed a jail bond measure on the November 2014 ballot. The current jail, built in 1976, was intended as a temporary solution pending a five-county collaboration to share the cost of building a regional facility. Sheriff Jackson said the current jail lacked the

ability to provide targeted intervention for inmates, such as mental health services, drug and alcohol counseling, and education. In response to Councilors' inquiries, Sheriff Jackson said the County spends about \$1.2 million annually renting beds in other jails, the General Educational Development program was eliminated due to space constraints, and the County hoped to increase the jail nurse from a three-quarter time to a full-time employee. The new jail was proposed to include 112 beds, including medial, psychiatric, and discipline wings, plus a 20-bed work release. He noted the medical wing would include a detoxification facility; however, it could only be used for those who were taken to jail because they were arrested for a crime. The new facility was estimated to cost \$19 million, plus \$6 million for site purchase and preparation, and additional costs for demolition of the old jail. He estimated the cost to the average homeowner was equivalent to about one cup of coffee per week.

XIV. ACTION FROM EXECUTIVE SESSION: CORONADO TRACT B

Councilors York and Hirsch respectively, moved and seconded to direct the City Attorney's Office to appeal the Land Use Board of Appeals decision regarding the Coronado Tract B case.

The motion passed unanimously.

V. VISITORS' PROPOSITIONS

Paul Cauthorn distributed a proposed City Charter amendment concerning where homeless shelters could be located in the community (Attachment H). Citizens for Protecting Corvallis planned to file an initiative petition to refer the matter to Corvallis voters. He said it was important for the City to look out for residents and businesses, noting the proposed location would negatively impact neighborhood livability, decrease property values, and harm Downtown businesses. In response to Councilor Hogg's inquiry, Mr. Cauthorn estimated one block face was equivalent to about 200 feet.

Steve Germaneri opposed the location of the proposed permanent homeless shelter. He cited problems with those who used the temporary, cold-weather shelter in the same location, noting sobriety was not required and the shelter's low expectations for its clients. He was concerned about the chronically homeless who have drug and alcohol problems. He spoke to other mental health agencies and shelter organizations, and found the model being proposed by Corvallis Housing First was not viewed nationally as effective. He supported providing help to those who needed it; however, he believed the proposed location would negatively impact the neighborhood and Downtown. He believed there were alternative locations where clients could be productive, such as a rural area where produce could be grown and then sold at the Farmers' Markets. In response to Hann's inquiry, Mr. Germaneri said the drop in center and soup kitchens were located nearby, but separate from the temporary shelter. He said the Pastor of the First Christian Church where the soup kitchen was located had to hire someone to keep the area from becoming a drug center. Councilor Beilstein said the shelter was always envisioned as a harm reduction program. The idea was that those who could not stay at Community Outreach because they were not sober still needed shelter during bad weather.

Larry Olsen previously lived in the Willamette Landing subdivision, noting it was a model for how neighborhoods should be. He now lives on NW Fifth Street near a main corridor where the homeless access their camps. He said people frequently pass out on his lawn and his neighbor's children were afraid to play outside when homeless people congregate in the area. Councilor

Hogg encouraged Mr. Olson to attend the upcoming Avery Helm Neighborhood Association meeting to share his perspective.

David Brooks spoke from a prepared statement concerning unimproved streets in the city (Attachment I). In response to Councilor Hann's inquiry, Mr. Brooks said an effort had been made to inform residents about the division of responsibilities for the neighborhood's unimproved streets and the Skyline West Neighborhood Association works with City staff to get advice about maintaining effective drainage. Councilor York noted all wards in the city have unimproved streets; however, it was most significant in Wards 1 and 8. Councilor Hann thanked the Skyline West Neighborhood Association for all of their efforts, including their work to mitigate fire risks in the area. Councilor Baker noted the matter was scheduled for discussion at Urban Services Committee's (USC) September 22 meeting.

Jan Napack spoke from a prepared statement regarding statistical data related to the proposed permanent homeless shelter (Attachment J). She said there was nothing in the data that showed the need for a permanent shelter. In response to Councilor Bull's inquiry, Ms. Napack said she wanted the Council to understand the data and determine the best solution to the problem before taking action.

Cheyne Willems distributed a flyer proposing a cigarette butt scavenger hunt (Attachment C). He said offering \$0.25 per butt collected could be paid for through enforcement of existing littering laws. In response to Councilor Baker's inquiry, Mr. Willems said he did not expect immediate action from the City; however, he thought the idea was a good one.

Mayor Traber recessed the meeting from 7:28 to 7:34 pm.

XII. PUBLIC HEARING

- A. A public hearing to consider an ordinance allowing City water service outside of city limits

City Manager Shepard reviewed the staff report contained in the Council meeting packet.

In response to Councilor Bull's inquiry regarding whether the health hazard annexation provision could extend to fire safety, Mr. Shepard said a fire safety issue could not exist until the structure was built.

In response to Councilor Hogg's inquiry regarding the annexation process, Planning Division Manager Young said annexation applications were accepted twice per year to align with May and November elections. When an application is received, staff first reviews it for completeness. A public hearing before the Planning Commission (PC) is then scheduled. The PC reviews the application against applicable criteria, including consideration of the public need for the annexation. The PC's recommendation is forwarded to the City Council to decide whether the proposed annexation will be placed on the ballot for voter approval or rejection. If passed, the annexation becomes effective upon certification of the vote. Permits may then be issued and construction may begin. Mr. Young opined it was possible to submit a basic annexation application by the end of September to meet the deadline for the May election; however, it could be challenging to do so.

Councilor Hirsch recalled the property owned by Beit Am was twice rejected for annexation.

In response to Councilor Baker's inquiry, Mr. Shepard confirmed the irrevocable annexation petition was a commitment to put the property up for annexation at some point, giving Council the control to decide when it would be placed on the ballot. Deputy City Attorney Brewer noted the annexation proposal would have to be approved by the voters.

Councilor York said residents had raised concerns about the Council's authority in the matter. Specifically, when voters approved the requirement that property could only be annexed through a vote of the people, the Council's authority for annexations was taken away, except in health hazard annexation cases. In response to her inquiry about the matter, Mr. Brewer read City Charter Section 52, Services to Property Outside Corporate City Limits: *The City shall furnish no services or enter into any agreement or contract to furnish such services to property outside the corporate limits of the City unless the City Council shall have first adopted an ordinance approving the same. Any such ordinance shall contain a provision that it shall not become effective until the expiration of 30 days after its passage and approval by the Mayor. The Council shall make provision for and hold public hearing prior to the adoption of any such ordinance. [Charter amendment adopted by special election held November 5, 1974; and general election November 7, 2006 (section renumbered).]*

In response to Councilor Hirsch's inquiry about why Beit Am's well could not be used, Fire Marshal Prechel said the Fire Code requires that a property connect to the municipal water supply if it is available, and he confirmed it was available at the border of Beit Am's property. The nearest house of worship, which is the Church of Jesus Christ of Latter Day Saints (LDS Church), has access to two fire hydrants on NW Harrison Boulevard. Beit Am's driveway is 500+ feet long and the portion where the building is planned to be located is nearly 700 feet from the street. The Fire Code requires that if a building has a sprinkler system, the structure cannot be more than 600 feet from the nearest fire hydrant. Thus, a hydrant would be required on the site.

Public Comment

Benjamin Barnett, Beit Am Rabbi, spoke from prepared testimony in support of approving City water service to Beit Am (Attachment D). In response to Councilor Hann's inquiry, Rabbi Barnett said Beit Am would only use water for fire suppression. In response to Councilor Hogg's inquiry, Rabbi Barnett said Beit Am's project would be greatly impacted by waiting for a May election to determine whether the property would be annexed.

Ken Bronstein spoke from prepared testimony supporting approval of providing City water service to Beit Am (Attachment E). In response to Councilor Bull's inquiry, Mr. Bronstein said the property, which was purchased in 2001, has an eight-gallon-per-minute well. Beit Am spoke to other churches which use holding tanks and pumps or generators, and this was consistent for properties located in the county. They did not become aware that their well was not deemed sufficient until three months into the project review with Benton County. In response to Councilor Hogg's inquiry, Mr. Bronstein said to meet the timeline for a May election to vote on annexing the property, Beit Am would have to decide immediately if they wished to pursue that option,

and their building plans would be delayed for at least one year. He said preparing an annexation application by the end of September would be a difficult hurdle to overcome.

Scott Liebowitz spoke from prepared testimony supporting Council approval of providing City water service to Beit Am (Attachment F); however, he did not support the proposed ordinance in its current form. In response to Councilor Hirsch's inquiry, Mr. Liebowitz said it would be acceptable to be annexed after a certificate of occupancy was issued by Benton County. In response to Councilor Hann's inquiry, Mr. Liebowitz said Beit Am did not apply for annexation in prior years. He believed the property was included in the annexation proposal as a part of other developments. Beit Am's desire had always been to build in the county.

Robyn Pekala spoke from prepared testimony supporting Council's approval of City water service to Beit Am (Attachment G). In response to Councilor Hirsch's inquiry, Ms. Pekala said prior to meeting with Corvallis' Fire Marshal, it was always their understanding that the well and holding tanks would be sufficient to cover their fire suppression needs.

Deliberations

Mr. Shepard responded to questions that were raised earlier by Councilors:

1. *Possibility of abuse:* It was possible there would be future developments that the Council may not consider to be in the best interests of the City. If the ordinance was passed as written, the City would be required to provide water service to those properties. In response to Councilor Hirsch's inquiry, Mr. Shepard said additional restrictions could be added to the draft ordinance language; however, there was no guarantee that every project that fell within those restrictions would be considered by the current and future Councils to be in the best interests of the City. Councilor Beilstein suggested the draft ordinance specify that the Council would only decide to provide City water service in cases where they believed annexation was appropriate, given that Council has the ultimate authority to decide whether an annexation request would be sent to the voters. Mr. Brewer said property owners still have the ability to apply for annexation at any time.
2. *Clarification of what other churches use:* Those that are not within 1,000 feet of existing water lines are allowed to use a private system, such as a well with holding tanks and generators.
3. *Timing of annexation for the Beit Am property:* This Council cannot obligate future Councils to delay annexation unless the property owner had a contractual agreement with the City.
4. *Meeting conditions of Corvallis Municipal Code Section 3.01.050:* Standard language governing City water service is in place for all properties outside of the city limits that do not have health hazard issues. If Council was to make an exception, it would be authorizing connection to City water service for those properties as well.

In response to Councilor Beilstein's inquiry, Mr. Prechel said the City adopted the 2014 Oregon Fire Code. He confirmed the same requirements were in place when Beit Am purchased the property. The Fire Department is in charge of access and water supply. Staff first examines access. Beit Am's lot is very long and narrow, so there is only one

means to reach the back of the property and therefore, it does not meet Fire Code requirements. As such, Beit Am would have to provide an alternative that was as good as, or better than, what the Fire Code required, and sprinkler systems are typically the accepted alternative. Inside the property, code-compliant turnarounds are required and because the building was planned to be over 30 feet tall, aerial access was also required; providing a sprinkler system would be acceptable to meet this mandate as well. When considering the proximity to hydrants, Mr. Prechel noted there were two fire hydrants in front of the LDS Church, and another was located farther to the west. If a building has a sprinkler system, the Fire Code requires that a hydrant must be located within 600 feet of the building. The 600 foot requirement applies around the entire building to ensure it can be reached by a fire truck. In Beit Am's case, the driveway exceeds that distance, and thus, it was not possible for Beit Am to locate their building anywhere on the property that would meet that requirement. Fire Department staff also consider how much water would be required if the entire building was on fire. The Fire Code provides information about those requirements based on whether an adequate and reliable water supply exists. If such a water supply did not exist, other alternatives could be used. Mr. Prechel noted there was a stub on the east side of the property to supply water to that property. There was an easement running through the south side of the property to run water for use by City Public Works. When Circle Boulevard is realigned as part of another development, it would bring water to the other side of the property, so water to the property exists.

In response to Councilor Bull's inquiry, Mr. Prechel said for properties that were not within the 1,000 foot proximity to a consistent and reliable water source, the structure would be required to have a sprinkler system, a fire pump, large holding tanks that meet the required capacity, and back-up generators in the event power was lost. These requirements add a significant cost for the property owner. He said such redundant systems are not as reliable as what City water can provide, so from a firefighting perspective, Fire Department staff always prefers that municipal water is used. He added that the other churches that used private systems were located at least one-half mile away from a City water source and Beit Am's property was right next to a City water line.

In response to Councilor Hirsch's inquiry, Mr. Prechel said the Fire Marshal did not have the authority to sign off that a redundant system was adequate in place of the City's water supply.

Councilor York agreed with the need to protect orderly development to City standards; however, she believed it was possible to craft an exception in the draft ordinance that did not invite great risk of abuse from future applicants.

In response to Councilor Hann's inquiry, Mr. Brewer said the matter before the Council could not be resolved through the City's Intergovernmental Agreement with Benton County. Councilor Hann agreed with Councilor York's comments and supported finding a way to resolve the situation

Councilor Hogg said safety was the most important issue and connection to City water was the way to ensure that safety. He also supported modifying ordinance language to address the matter.

Councilor Beilstein believed staff had done its best to draft the ordinance and he was not certain changes could be crafted to resolve the situation.

In response to Councilor Hirsch's inquiry, Mr. Shepard said staff worked through the issues when the ordinance was drafted; however he was happy to hear Councilors' thoughts about changes staff could explore.

Councilor Hann believed it was important to craft ordinance language that was not tailored to just one individual or one group. In response to his inquiry, Mr. Brewer said Council could consider including language that specified that a property's need for City water was driven by the State Fire Code. Such wording could be a good sideboard to distinguish such a circumstance from other properties that were in the urban growth boundary (UGB) and close to the city limits, such as those that had did not have a safety issue or a health hazard, but wished to have potable water.

In response to Councilor Baker's inquiry, Mr. Shepard estimated that hundreds of acres of property were located between the urban growth boundary and the city limits.

Councilor Bull supported restrictions on which properties could connect to City water; she was not in favor of allowing properties in the UGB to connect for potable water.

Councilor Beilstein favored a requirement that only contiguous properties would be eligible to connect to City water.

Councilor Hirsch supported staff speaking with Beit Am to ensure their concerns were addressed. Councilor York favored leaving that to staff's discretion. She felt that if staff had received enough information through written and oral comments to fully understand the issues, and could make a recommendation, staff should do so.

In response to Councilor Baker's inquiries, Mr. Shepard said if voters rejected the annexation request, Councilors could place it on future ballots as many times as they wished. Regarding condition #5 in the staff report: *The property owner will insure sufficient water usage from extended City water mains to maintain an acceptable water quality*, Mr. Shepard said the condition was only applicable until development west of the property was complete. The water line currently dead ends and stagnant water in the line creates water quality issues that could affect the entire system.

Councilors supported having staff add language to the ordinance that only properties with fire safety issues that were contiguous to the city limits would be eligible to connect to City water. Mayor Traber asked staff to also clarify that the ordinance would allow extension only of infrastructure related to water and to clarify the feasibility of the irrevocable annexation. The item was tabled to a future Council meeting where staff would return with an updated draft ordinance for Council's consideration.

V. VISITORS' PROPOSITIONS, Continued

Robert Hass referred to an article in the September 8, 2015 edition of the *Corvallis Gazette-Times* entitled *Eugene Mayor wants Council to discuss homeless travelers*. He recognized the homeless encompass the working poor, veterans, and the chronic homeless who are drug and/or alcohol addicted. He noted the recent community meeting in Corvallis where the proposed permanent homeless issue was discussed. He expressed concern about the negative impacts the proposed shelter location would have on Downtown businesses and the neighborhood, and said the Council and Benton County Board of Commissioners had an obligation to care about livability and the collateral damage to residents. He suggested inviting Eugene Mayor Piercy and Albany

Mayor Kanopa to a Council meeting to share their perspectives. In response to Councilor Baker's inquiry about what he would like to see the City do, Mr. Hass said another location should be identified where the quality of life for the shelter's clients could be improved, such as a rural area like the Corvallis Airport property. He believed the current model was flawed and he did not believe centralizing services for the homeless was an effective approach.

Christie White, a land use attorney hired by OSU, spoke in support of staff's recommended approach to the Valley Football Center application. Councilor York said it was the first project under the Interim Development Agreement and she appreciated that the City and OSU worked together to ensure the project was moving forward. Mr. Shepard thanked OSU staff for working collaboratively through the issues. In response to Councilor Baker's inquiry, OSU Land Use Planning Manager Dodson who accompanied Ms. White said the project was anticipated to be completed in two phases over two years and the variance of up to 25 percent of the overall square footage change was to provide flexibility.

Mike Blair spoke from prepared testimony opposing the location of the permanent homeless shelter (Attachment K). In response to Councilor Bull's inquiry, Mr. Blair said the shelter would negatively impact neighborhoods and Downtown businesses. In response to Councilor Hogg's inquiry, Mr. Blair confirmed he was supportive of helping homeless people; however, he objected to the location and believed the shelter's model was flawed because it would house both drug and alcohol addicted homeless with families that include children. In response to Councilor Glassmire's inquiry about port-a-potties as a short-term solution, Mr. Blair said no one wanted a portable toilet in his or her yard. In response to Mr. Blair's comments concerning the Mayor meeting secretly with Corvallis Housing First (CHF), Mayor Traber said the meetings were not secretive and had been an ongoing attempt to ensure CHF was engaged in a community process. In addition, emails that he received that contained suggestions did not necessarily mean he agreed with the ideas that were put forth.

Laura Lahm Evenson from the League of Women Voters spoke from prepared testimony in support of forming a Water Systems Advisory Board (Attachment A). Councilor Bull noted discussion about forming such a board occurred at the August 13 Council Work Session and Council agreed to wait until it could be coordinated with the Vision and Action Plan that was being developed. Councilor Glassmire suggested adding water conservation to the League's suggested list of areas where the Board could provide advice to the Council; Ms. Lahm Evenson agreed.

Catherine Mater spoke regarding the proposed homeless shelter and related initiative petition for a City Charter amendment that Mr. Cauthorn referenced during his testimony. She said the initiative did not target homeless people in general. Rather, it specifically targeted shelters that accept people who are under the influence of drugs and/or alcohol (damp shelters) and shelters where drinking is permitted and monitored by staff members, who provide addiction counseling (wet shelters). She believed the City should be helping those who have chronic drug and alcohol problems and she asked the City to formally investigate City-owned, multi-acre properties, such as the Flomatcher and Airport sites, that could serve as a comprehensive, homeless shelter with a detoxification center. In response to Councilor Beilstein's inquiry about using the current jail, assuming a new one is built, Ms. Mater said it was not suitable due to its proximity to the park and other public areas such as the Library. In response to Councilor Hirsch's inquiry about transportation to those sites, Ms. Mater said the Flomatcher site was a five-minute walk from Downtown and bus routes could be added to serve the Airport area.

Angela Clark said she became homeless in 2014 due to health issues and has had some traumatic experiences in her life. She appreciated the help she had received from Corvallis' police and paramedics. She said homeless people she was in contact with do not want the shelter Downtown. She said a better approach was to consider purchasing yurts, which cost only \$500 to construct. She believed they would be good for transitional housing and if \$100 per month was charged for rent, a yurt could be paid for in five months. Councilor Hann encouraged Ms. Clark to attend the Housing Development Task Force meetings to share her perspective.

Mayor Traber recessed the meeting from 9:30 to 9:35 pm.

VI. CONSENT AGENDA

Mayor Traber requested removal of item F. Schedule a public hearing for 7:30 pm on September 21, 2015 to consider an appeal of a Historic Resources Commission decision regarding the Berman Rental – Basement Addition

Councilor Baker requested removal of item E. Acknowledgement of Buildable Lands Inventory Population Forecast.

Councilors York and Hann, respectively, moved and seconded to adopt the Consent Agenda as follows:

- A. Reading of Minutes
 1. City Council Work Session – August 13, 2015
 2. City Council Meeting – August 17, 2015
 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Bicycle and Pedestrian Advisory Board – August 7, 2015
 - b. Downtown Advisory Board – May 13, 2015
 - c. Historic Resources Commission – August 11, 2015
 - d. Land Development Hearings Board – August 5, 2015
 - e. Parks, Natural Areas, and Recreation Advisory Board – July 16, 2015
 - f. Planning Commission – August 5, 2015
- B. Announcement of vacancy on Budget Commission (Frederick)
- C. Announcement of Appointments to Advisory Boards (Arts and Culture Advisory Board – Sischo; Bicycle and Pedestrian Advisory Board – Heald; Community Relations Advisory Group – Schacht Drey; Housing and Community Development Advisory Board – Rinaldi; Parks, Natural Areas, and Recreation Advisory Board – Alpert)
- D. Approval of an application for an Off-Premises Sales liquor license for Christopher and Lynnette Shonnard, owners of Shonnard's, Inc., 6600 SW Philomath Boulevard (New Outlet)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA

E. Acknowledgement of Buildable Lands Inventory (BLI) Population Forecast

Councilor Baker wanted to better understand the implications of the Buildable Lands Inventory Population Forecast. He was most interested in whether the interim methodology that was being used could be changed when Portland State University developed its forecast methodology, any other ability to change the forecast in the future, and how the information drives development. Mr. Young said the BLI was being updated in response to a community request, not as a directive from the State of Oregon. The State has prescribed the method for forecasting populations; however, updated information for Corvallis would not be available from the State until 2017. Staff did not want to wait that long, so they contacted Portland State University (PSU) and applied their methodology to produce an interim population forecast. Having a more current population estimate facilitates analysis of land consumption for both commercial and residential development. The information would help to inform the Comprehensive Plan update.

Councilor Bull requested that staff provide more information about the implications of using the interim forecast, such as how sub-populations like students and seniors would impact population and employment projections. In response to her inquiry, Interim Community Development Director Weiss said staff was asking Council to acknowledge receiving the forecast, rather than formally adopting it, so the BLI could be developed using that forecast. The BLI would provide projections for commercial and industrial land needs. Information from PSU and/or assistance from ECONorthwest would facilitate housing need projections, including those for sub-populations. In addition, the related Department Advisory Committee, which is comprised of two Councilors and two Planning Commissioners, will be asked to consider elements that would be of interest to Councilors and the community in general. Mr. Young said staff's goal was to complete the BLI before the end of the Council term, which was ahead of the Transportation System Plan's projected completion. He added that obtaining a more current population forecast was a necessary first step in the BLI process. Based on how State law has evolved, staff feels constrained to follow the prescribed methodology.

Councilor Hann said he was okay with the data; however, he expressed concern about what it would drive in the future and how adjustments could be made. Mayor Traber said it was important to ensure Council was better informed about the BLI through more frequent, interim reports.

Councilors Hann and Beilstein, respectively, moved and seconded to acknowledge the Buildable Lands Inventory Population Forecast.

The motion passed unanimously.

F. Schedule a public hearing for 7:30 pm on September 21, 2015 to consider an appeal of a Historic Resources Commission decision regarding the Berman Rental – Basement Addition

Mayor Traber noted the appeal had been withdrawn, so scheduling the public hearing was no longer necessary.

VIII. UNFINISHED BUSINESS

A. Interim Parking Development Agreement – Valley Football Center

Councilors York and Hann, respectively, moved and seconded to approve Oregon State University's parking plan for the Valley Football Center expansion conditioned on Oregon State University entering a Development Assurance Agreement acceptable to the City Manager and City Attorney.

The motion passed unanimously.

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

A. Human Services Committee – August 18, 2015

1. Corrections to HSC minutes, if any

Councilor Glassmire referred to lines 10 and 11 on page 119 of the electronic meeting packet. The sentence, "UWBLC staff found the request to accomplish in an efficient manner" was missing the word *difficult*. It should read "UWBLC staff found the request **difficult** to accomplish in an efficient manner."

The item was for information only.

2. United Way Social Service Allocations Annual Report

Councilor Glassmire said the Report was reviewed by United Way's Community Impact Committee.

Councilors Glassmire and Beilstein, respectively, moved and seconded to accept the United Way Social Service Allocations Annual Report.

The motion passed unanimously.

3. Community Relations Advisory Group Update

Jonathan Stoll, OSU's Director of Corvallis Community Outreach, provided an update to the Committee. He explained the process to introduce new students to the community, including having a booth at Fall Festival.

The item was for information only.

B. Urban Services Committee – August 18, 2015

1. Corrections to USC minutes, if any

There were no corrections to the minutes

The item was for information only.

2. Downtown Advisory Board Annual Report

Councilors York and Hirsch, respectively, moved and seconded to accept the Downtown Advisory Board Annual Report.

The motion passed unanimously.

3. Historic Resources Commission Annual Report

Councilors York and Hirsch, respectively, moved and seconded to accept the Historic Resources Commission Annual Report.

The motion passed unanimously.

4. Planning Commission Annual Report

Councilors York and Hirsch, respectively, moved and seconded to accept the Planning Commission Annual Report.

The motion passed unanimously.

5. Council Policy Review and Recommendation: 7.14, "Prepayment for Public Street Improvements"

Councilors York and Hogg, respectively, moved and seconded to amend the Policy as recommended by staff.

The motion passed unanimously.

6. Total Maximum Daily Load Update

Councilor York said Corvallis was in compliance with the Department of Environmental Quality's wastewater discharge permit requirements and the City was awaiting the outcome of lawsuits that had been filed by other organizations. She noted the City was not a party to those lawsuits.

The item was for information only.

7. Transportation System Plan Update Process

The item was for information only.

8. Other

Councilor York said Committee members discussed USC's pending issues, as well as information for the Intergovernmental Agreement with Corvallis School District 509J regarding Corvallis Community Access Television and Residential Parking Permit Districts.

C. Administrative Services Committee (ASC) – August 19, 2015

1. Corrections to ASC minutes, if any

There were no corrections. The item was for information only.

2. Downtown Corvallis Association Economic Improvement District Fourth Quarter Report

Councilors Hirsch and Bull, respectively, moved and seconded to accept the Downtown Corvallis Association Economic Improvement District Fourth Quarter Report.

The motion passed unanimously.

X. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Jail Bond Measure

Councilors Hirsch and Hogg, respectively, moved and seconded to support Council endorsing the Benton County jail bond measure.

Councilor Bull expressed a desire to abstain from voting. Mr. Brewer said Sturgis' Rules of Order strongly discourages abstention based on the premise that people are elected to vote, except in cases that involve a conflict of interest. Mayor Traber noted the matter did not have to be decided tonight.

Councilor Beilstein, Council liaison to the Willamette Criminal Justice Council, supported the endorsement so the quality of services to those who are incarcerated could be improved.

Councilor Baker preferred to delay a decision until the next Council meeting so he could gather additional information; Councilor Hann agreed.

Councilor York agreed with Councilor Beilstein and she favored delaying the decision for Councilors who needed more information.

Councilor Hogg encouraged Councilors to tour the Benton County Jail.

Councilors agreed to revisit the issue at the September 21 Council meeting.

2. Homeless Shelter update

Mayor Traber distributed information about the proposed homeless shelter (Attachment L) and noted he was working with Benton County Commissioner Schuster to mediate the matter. He encouraged the Council to become more involved in the subject and suggested adding the topic to a future Human Services Committee agenda. Councilor Hann said it was a good idea; however, he cautioned adding more to an already large workload.

Councilor Bull requested more information about the City's regulatory role to date and the role of United Way. She also suggested a staff person be included in the mediation. Mr. Weiss said the City issued a temporary use permit for the temporary homeless shelter and estimated in Fiscal Year 2015-16, the City allocated \$10,000 in Community Development Block Grant funds for operation of the temporary homeless shelter. The money was being used to pay for staff to monitor the shelter overnight.

Councilor Beilstein said restroom access in the Downtown area was anticipated for discussion at the October 6 Human Services Committee meeting.

Councilor Hogg observed that public testimony at tonight's meeting related to the proposed location of the permanent homeless shelter. Mayor Traber said he would discuss with Council Leadership Ms. Mater's suggestion to review City properties that might be suitable for a homeless shelter, such as the Flomatcher and Airport Industrial Park properties. Mr. Shepard encouraged consideration of both public and private property, and noted the issue and its solution involved Benton County and the community, as well as the City.

The item was for information only.

B. Council Reports

1. Climate Action Task Force (CATF)

Councilor Baker said the City was making progress toward hiring a project manager to assist with the Climate Action Goal. CATF meeting dates were set through the end of the calendar year. The item was for information only.

2. Housing Development Task Force (HDTF)

Nothing new was reported. The item was for information only.

3. Sustainable Budget Task Force (SBTF)

Nothing new was reported. The item was for information only.

4. Vision and Action Plan Task Force (VAPTF)

Councilor York said the request for proposals to select a Vision and Action Plan consultant would close at the end of September. The item was for information only.

5. OSU-Related Plan Review Task Force

Nothing new was reported. The item was for information only.

6. Other Council Reports

Councilor Hann, Council liaison to the Economic Development Advisory Board (EDAB) and the Corvallis Chamber of Commerce, noted the City received a \$2 million dollar award from the State's Regional Accelerator and Innovation

Network. He said the award was significant because it was the only project that was funded quickly without a capital improvement provision; it was strictly for services and businesses. He reported the Chamber of Commerce was discussing *Welcome to Corvallis* signs for major entrances to the City. He supported an earlier suggestion from Councilor York to have someone from EDAB provide periodic updates to the Council about their work. Councilor York noted through its Council Goals Task Forces, Council had structured updates about progress toward meeting Council Goals; however, the Council Goal related to Economic Vitality had not received as much attention. Councilor Hann suggested a member of EDAB and someone from staff provide an update to Council so Council could help them understand what it would like EDAB to accomplish. Mayor Traber asked Councilor Hann and staff to raise the issue at the next EDAB meeting so members could discuss how they wished to provide information about the economic vitality goal to a future Council meeting.

Councilor Hogg said, as Council liaison, he attended his first meeting with the Associated Students of Oregon State University and would do so monthly. At his first meeting, he shared information about City government structure and how to participate in City meetings.

Councilor Glassmire noted his Ward 7 meeting would be held on September 15 and he planned to stop by the Daytime Drop-In Center to learn more about its clients' perception about the proposed permanent homeless shelter. He noted the upcoming Pedalpalooza event at Riverfront Commemorative Park.

Councilor Beilstein said World Car Free Day was September 22.

Councilor Hann said minutes from the Bicycle and Pedestrian Advisory Board meeting explained that a bicycle lane at the north end of NW 29th Street would be temporarily removed to allow for parking at the nearby natural area. He said parking would need to be addressed as part of any future housing developments in the area. He noted discussion in the Parks, Natural Areas, and Recreation Board minutes regarding input on the Capital Improvement Program (CIP). The discussion referenced the need to address deteriorating public features. He noted the CIP was not for infrastructure maintenance; rather, it was to address structures that had reached the end of their functional life. He stressed the importance of providing training for new board and commission members to ensure they understand the CIP and other aspects of City government, especially since they are charged with providing advice to Council. He said providing ongoing maintenance and repairs was preferable to waiting for something to fall apart and then addressing it through the CIP.

C. Staff Reports

1. Council Policy 2.10, "Use of Electronic Mail by Mayor and City Council"

Councilors Glassmire and Bull, respectively, moved and seconded to amend Council Policy 2.10, "Use of Electronic Mail by Mayor and City Council" as recommended by staff and Councilor Glassmire.

Councilor Glassmire reviewed his suggested edits to the draft policy (Attachment B).

The motion passed unanimously.

XI. NEW BUSINESS

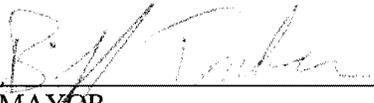
A. League of Oregon Cities Voting Delegation

Councilor Hirsch was selected as Corvallis' voting delegate and Councilor Brauner was chosen as the alternative voting delegate.

XIII. ADJOURNMENT

The meeting adjourned at 10:55 pm.

APPROVED:



MAYOR

ATTEST:



CITY RECORDER



LWV Corvallis

PO Box 1679, Corvallis, OR

• <http://www.lwv.corvallis.or.us>

September 2, 2015

To: Corvallis City Council

From: League of Women Voters of Corvallis
Laura Lahm Evenson, President

Re: WATER SYSTEMS ADVISORY BOARD

The establishment of a Water Systems Advisory Board was recommended in the Public Participation Task Force report issued in June 2014, and the League of Women Voters of Corvallis strongly urges Council to implement this recommendation.

Water supply, safe drinking water, storm water management, and wastewater treatment all have significant long-term effects on the lives of all Corvallis community members, yet there is no citizen advisory board to provide ongoing public input into essential, yet costly, projects in these areas. The only exception is the Rock Creek Watershed, for which Council receives input from the Watershed Management Advisory Board.

Without a standing citizen advisory board to cover other water-related issues, the Public Works Department must obtain citizen input through task forces, public hearings, and project-specific outreach for proposals dealing with drinking water, treatment of wastewater, storm water management, streams, and for input into projects to be included in the Capital Improvement Program.

The proposed Water Systems Advisory Board would provide advice to the City Council and staff in the following areas:

1. Water quality and treatment;
2. Wastewater treatment and release;
3. Storm water management, including piped drainage systems, streams, and mitigation structures built on both public and private lands;
4. Equipment and piping inspection and repair planning;
5. Input to Capital Improvement Program for all related potential projects;
6. Natural features and city watersheds management and issues that relate to water within the city; and
7. Status of the water infrastructure and resources, and work on long-term water planning.

ATTACHMENT A

Page 355-a

The League's water position states that *"Public involvement should be encouraged throughout the water management and planning processes. The processes should be transparent and include*

educational components.” The establishment of this advisory board would help to assure valuable ongoing public involvement.


Anna A. Evensen, President
LWV of Covallis



City of Corvallis

City Council Procedures

Policy # 2.10

Use of Electronic Mail by Mayor and City Council



Additional Changes proposed by Councilor Brown

Policy: Email use by the Mayor and Councilors will comply with the requirements of the Oregon Public Records Law, Oregon Revised Statutes (ORS) 192.410 through 192.505 and the State Archivist public records retention schedule adopted pursuant to ORS 327.825 and the related administrative rules.

Purpose: To establish the use and retention requirements for email for the Mayor and City Council, the training provided by the City, and the management of electronic devices used for City business.

To promote and maintain transparency in City of Corvallis decisions by making available email communications by, between, or to the Mayor and/or City Councilors on the City's website.

To provide guidance to the Mayor and City Council on the proper use of email.

Definitions: ~~Archive email – A paper or electronic file of emails which have been sent to, from, and/or between, the Mayor and/or Councilors. (term no longer used in policy)~~

~~Archive email address – The email address established by the City for each City Councilor to use for archiving emails related to City business.~~

City email address - The email address established by the City for the Mayor and each City Councilor to use during their term of office to conduct City business. Emails sent to and from this account are not automatically posted on the City's website.

Email - Electronic mail is a method of exchanging information in a digital format, including various attachments from one author to one or more recipients.

Electronic devices (ED) – EDs include desktop and laptop computers, smart phones, or tablets the Mayor and City Council use for City business.

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

Public Record – “Includes, but is not limited to, a document, book, paper, photograph, file, sound recording or machine readable electronic record, regardless of physical form or characteristics, made, received, filed, or

recorded in pursuance of law or in connection with the transaction of public business, whether or not confidential or restricted in use" (ORS 192.005 (5)). In addition, a public record includes ". . . any writing containing information relating to the conduct of the public's business . . . prepared, owned, used or retained by a public body regardless of physical form or characteristics." (ORS 192.410 (4)).

Retention – The length of time a public record must be kept to satisfy the administrative, legal, fiscal, and/or historical needs of the City. Retention periods are tied to the content of the record, not the form.

Standing committee – A sub-committee of the City Council consisting of three Council members. The Council has three standing committees: Administrative Services, Human Services, and Urban Services. Areas of responsibility for each of the standing committees are outlined in Council Policy 2.02, "Council Process."

Guidelines:

1. General:

- a. All persons have the right to inspect public records, including emails created by or sent to local elected officials.
- b. Email from the Mayor and/or Councilors to City staff will be to the City Manager, the City Recorder or Department Directors, unless otherwise authorized by the City Manager or Department Director.
- c. Email may not be used to discuss policy, quasi-judicial, or administrative issues with a majority of the Council and/or the Mayor, **or a majority two or more members** of a standing committee on an item coming before it for discussion, or to make policy decisions or carry on deliberations.
- d. Email by, between, or to the Mayor and/or Councilors must be retained according to the Oregon Public Records Laws.
- e. The City shall establish a public email account for the Mayor and each City Councilor using the naming convention WardX@council.corvallisoregon.gov or mayor@council.corvallisoregon.gov.
- f. Email from, to, or between the Mayor and/or Councilors **that is** sent to **or from** the public email account will be displayed on the City's website for eight weeks and archived by the City for ten years to meet general retention requirements.
- g. The City shall establish a City email account for the Mayor and **each City Councilor to use for conducting City business**. Emails sent to **and from** this account shall be automatically archived by the City for ten years to meet general retention requirements.
- ~~h. Email from, to, or between the Mayor and/or Councilors sent to the public email accounts will be displayed on the City's website for eight weeks and archived by the City for ten years~~

~~to meet general retention requirements. (duplicate of f, so delete)~~

- ~~i. The City shall establish for each City Councilor an archive use as an electronic filing cabinet. The archive email account is for record retention purposes only and will not be used to send or receive email messages.~~
- ~~j. Email from, to, or between the Mayor and/or Councilors not posted on the Mayor/Councilor's public email account or sent to/from from private email addresses shall be forwarded to the Mayor/Councilor's City archive email account. These emails will be automatically retained by the City for ten years to meet general retention requirements.~~
- h. Email from, to, or between the Mayor and/or Councilors which is sent from private email addresses and which is not posted on the Mayor/Councilor's public email account shall be forwarded to the Mayor/Councilor's City email account.** These emails will be automatically retained by the City for ten years to meet general retention requirements.
- i. Email sent to/from Mayor and/or Councilor's personal or City email addresses can be displayed on the City's website by responding and including the Mayor/Councilor's public email address or by forwarding the message to the Mayor/Councilor's public email address.**
- j. A request for email records is subject to Oregon Public Records law and must comply with Administrative Policy 1.14, "Public Records Requests."**
- k. Email that is associated with a decision the City Council is considering should be forwarded to the City Recorder or responsible Department staff to include in the public record for that decision. This allows the entire City Council to hear the same public feedback about decisions the Council is making.**
- l. As required by State law and except as may specifically be exempted by ORS 192.501 and 192.502, the City Manager shall, upon request, make available emails created or received by elected officials. The Mayor and/or Councilors who receive email from constituents regarding land use or other quasi-judicial issues should inform the sender that a copy of the email will be entered into the public record, and, if necessary, that they are unable to discuss such matters outside of the public hearing.**
- ~~p. Should the City be a party in litigation that requires a litigation hold on City records, a Mayor or City Councilor using a personal email account for City business shall be notified by the City Recorder or the City Attorney of the litigation hold. As the custodian of the public records on the personal email account, the user of that personal account shall be responsible for holding, saving from destruction or deletion, and providing to the City or parties to the litigation, all~~

~~emails on that account for potential discovery purposes in litigation. Costs, penalties, fines, or damages awarded associated with the destruction of records subject to a litigation hold shall be considered to be the result of malfeasance and shall be the personal responsibility of the user of the account.~~

- m. **Should the City be a party in litigation that requires a litigation hold on City records, the City Recorder or City Attorney shall notify the Mayor and City Councilor's. Any City-business emails on the Mayor or Councilors' private email accounts that had not been previously forwarded to the Mayor and Councilors' City email account shall be forwarded to their City email account within the time reasonably needed to comply with the litigation hold, considering any required review, redaction, duplication or any other task required of the City staff or City Attorney to comply with the requirements of the hold. As the custodian of a public record on a personal email account, the user of that personal account shall otherwise be responsible for holding, retaining (saving from destruction or deletion), and providing to the City and/or parties to the litigation, those City-business emails for potential discovery purposes in litigation. Costs, penalties, fines, or damages awarded associated with the destruction of records subject to a litigation hold shall be considered to be the result of malfeasance and shall be the personal responsibility of the user of the account.**

2. Training

- a. The City's MIS Division will provide training on email and internet access for the Mayor and Councilors at the beginning of each Council term.

3. Equipment

- a. The Mayor and Councilors may use their own EDs for access to the internet and email, use a City-provided ED for their use while on the Council, or may choose not to use email as a form of communication.
- b. If the Mayor or Councilor chooses to use her/his own ED, the ED may be subject to public records law requirements.
- c. If the Mayor or Councilor chooses to use a City-owned ED, MIS Division staff will ensure the ED is configured appropriately for use. The ED will remain the property of the City and must be returned at the end of the Mayor's ~~and~~ **or** Councilor's tenure.
- d. It is the responsibility of the Mayor and Councilors to return the **City-owned** ED to the City Manager's Office for service or repairs.
- e. The MIS Division will provide technical support for the Mayor's and Councilors' ED and training between 8:00 am and 5:00 pm Monday through Friday. Service can be coordinated through the City Recorder.
-

Responsibility: The Mayor and City Council members are responsible for their use of EDs and ensuring public records requirements are met for the public records each individual has.

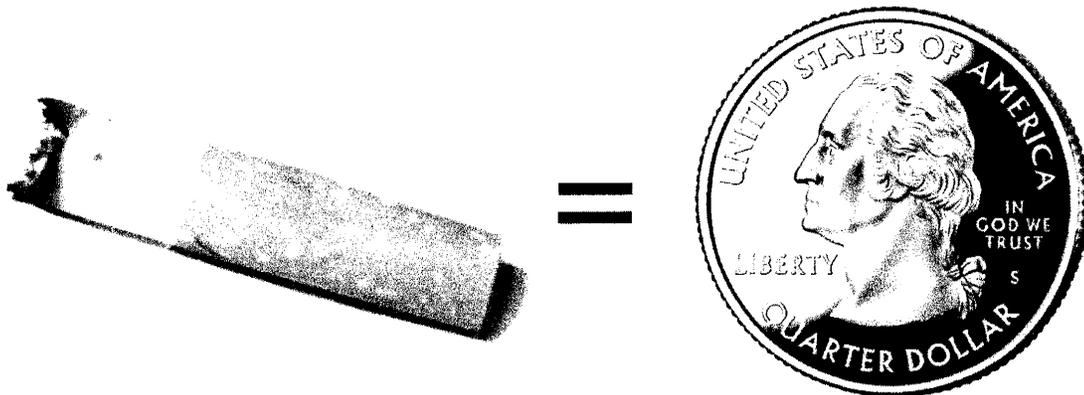
The City's MIS Manager is responsible for technical support of the City-owned Mayor and City Council EDs, and for providing advice and information to the Mayor and City Councilors on the use of personal EDs.

The City Recorder is responsible for maintaining the archives of the City's records and coordinating filing and retention of Mayor and City Councilor email.

Review/Update: The MIS Manager and City Recorder will prepare this Council Policy review every two years for Council approval.

Rev #	Name	Change Date	Character of Change
0		02-02-1998	Adopted
1		12-07-0998	Revised
2		10-18-1999	Revised
3		03-05-2001	Revised
4		12-01-2003	Revised
5		11-07-2005	Revised
6		12-17-2007	Revised
7		11-02-2009	Revised
8		02-06-2012	Revised
9	C. Holzworth	05-04-2015	Revised
10			

SUPER CIGARETTE BUTT SCAVENGER HUNT!



Participants will earn 25¢ for each butt they collect during the Hunt.

No one likes cleaning up cigarette butts, but it's still a chore that must be done.

People who pick up cigarette butts should be compensated fairly for the valuable service they provide.

"Discarding cigarettes on the ground is considered offensive littering under ORS 164.805, subject to 30 days in jail or a \$1250 fine."

If this already-existing law was enforced only one single time, it could fund the cleanup of 5000 butts.

September 8, 2015

Mayor Traber and City Councilors,

Thank you for scheduling this hearing.

My name is Benjamin Barnett. I am the rabbi of Beit Am Jewish Community. My family and I moved here in 2006 when I was hired by Beit Am, and Corvallis has become our home. While the Jewish community here is small, relative to larger metropolitan areas in which I have lived, I continually am heartened by the ways in which we are embraced as an important part of the Corvallis community. Some of my most meaningful moments as rabbi here have been standing side by side with leaders and members of Christian, Muslim, and other faith communities — rejoicing in celebrations and joining forces in the face of challenge. It has been uplifting to feel the ways in which these relationships and efforts have been appreciated by the broader Corvallis community. On several occasions, individuals not a part of any faith community have approached me to express their gratitude for our presence and for the role we play in the fabric of Corvallis. Thankfully, I have felt the same sentiment from city leadership, and I feel grateful to serve as rabbi in a town that recognizes the value of religious and cultural diversity. Our hope is that the Jewish community will be a thriving presence in Corvallis for generations to come, and I trust that you join me in seeing this as a benefit not just for Jews in Corvallis, but for Corvallis as a whole.

By the time I began my service as Beit Am's rabbi, the community had already purchased the plot of land that will become our new home. At the time, though, building our new synagogue on that land was considered a dream for the future, when we would have sufficient funds to make it a reality. Over these past few years now, we have invested an enormous amount of time and energy toward realizing that vision. As the potential of a new building has grown closer it has become increasingly clear what a meaningful opportunity this would be for us: to have a home in which to celebrate all of our sacred days, in which to educate our children to the full extent of our potential, from which to open our doors to other faith and cultural communities, and a home through which we can play a more active, engaged role in the life of Corvallis.

The situation that brings us here this evening seems quite resolvable. Yet without resolution it potentially could stall our building project to the point of compromising our ability to follow through successfully. Making it possible for us to access city water for fire suppression, as has been required of us, need not be complex. We are willing to work with city officials to do what is needed. We are here simply to ask the Council to help create a solution to the stuck place within which we find ourselves. We are confident that you can help forge a positive path forward, so that we can resolve this issue and move on to making our vision of a new home in Corvallis a reality.

Thank you for your time, and for thoughtfully considering our situation,

Rabbi Benjamin Barnett
Beit Am Jewish Community

Mayor, Councilors, and City Manager,

Sept. 8, 2015

Thank you for scheduling this public hearing.

In January, 2015, Beit Am filed a building application with Benton County (B1500081). Our building application has been stymied by a conflict between State Fire codes and Corvallis Land Development Code.

On April 9, in a meeting at County offices, (*an excerpt from meeting notes is included in my appendix, page KB.11*), the Fire Marshall informed Beit Am that he is **requiring** us to access city water for fire suppression. It was the first time we heard of this rendering of the State Fire Codes. At that meeting our architect was directed to contact the city to pursue obtaining city services.

Corvallis Land Development Code does not allow extension of city services except in cases where there is a public health hazard.

After much effort, our architect came back to us, and reported that he was not making any progress with the request. Robyn Pekala and I took up the effort to talk to the city. In my submitted testimony you will find a sample of some of the emails and communication between Beit Am and people representing the City of Corvallis.

On June 12, 2015 I wrote to the Fire Chief asking for clarification regarding this requirement, (*Appendix page KB.10*).

On July 8, 2015, I received a letter from an attorney representing Corvallis (*Appendix pages KB.8-KB.9*) describing three options that Beit Am could pursue to seek access to city water. The option we thought viable was to come to city council with our situation, in hopes that an ordinance could provide a positive path forward.

Letters from the Fire Marshall to Beit Am dated July 14-15, (*included in my appendix pages KB.5-KB.7*), describe key attributes of the Beit Am building application, that inform the Fire Marshall to set his requirement. An ordinance addressing this code conflict, should be applicable only in the limited cases where the Fire Marshall would make a determination that city water is required for public safety. For example, in cases where property is adjacent to city boundaries, and within 1000 feet of existing water lines. Other conditions could be considered.

The Fire Marshall has the authority to set a requirement like this on a county building applicant. But there is no commensurate authority to allow the applicant to successfully satisfy such a requirement.

I appreciate the speed with which reports have been drafted and hearings scheduled.

It is unfortunate that we cannot fully support the draft ordinance being discussed this evening. I would hope that if a revision of this draft is considered that the city would actively involve Beit Am in discussions. It is my hope that an ordinance would be drafted that would be able to come with a recommendation to adopt, and if the council agrees, that then our building effort can move forward. We have only the best interests of Corvallis and our community in mind.

Thank You,
Ken Bronstein

ATTACHMENT E

Page 355-j

-KB.1-

Appendix KB: Documents associated with the Beit Am building application
(in reverse chronological order)

- Email from Kevin Young to Beit Am, 8/25/2015, Planning Division Manager, re: annexation. (pages KB.3-4)
- Email from Fire Marshall to Beit Am, 7/15/2015, further explanation of OR Fire Code. (page KB.5)
- Email from Fire Marshall to Beit Am, 7/14/2015, re: OR Fire Code. (pages KB.6-7)
- Letter from city attorney to Beit Am, 7/8/2015, describing options. (pages KB.8-9)
- Letter from Beit Am to Fire Chief, 6/12/2015, requesting clarification. (page KB.10)
- Excerpt from notes from County Meeting, 4/9/2015, re: Fire Marshall requirement. (page KB.11)
- Well Pump Test, static level, four hour test, 1/28/2015. (8 gpm). (pages KB.12-13)
- Well Water Quality Report, 1/28/2015, Edge Analytical. (page KB.14)
- List of numerous failed annexation efforts involving the Beit Am property. (page KB.15)

This catalog of documents is not comprehensive. It is provided to supply some highlights of the background meetings and communications between Beit Am and the City of Corvallis leading up to this public hearing.



Ken Bronstein

Beit Am property questions

Young, Kevin <Kevin.Young@corvallisoregon.gov>

Tue, Aug 25, 2015 at 2:43 PM

To: Robyn Pekala

Cc: Ken Bronstein, "Weiss, Kent" <Kent.Weiss@corvallisoregon.gov>, "Manley, Aaron" <Aaron.Manley@corvallisoregon.gov>

Hi Robyn (and Ken),

Please see my responses to your questions below and let me know if you have any follow-up questions.

Kevin Young
Planning Division Manager
City of Corvallis
(541) 766-6572
kevin.young@corvallisoregon.gov

—Original Message—

From: Robyn Pekala

Sent: Friday, August 14, 2015 1:46 PM

To: Young, Kevin

Cc: Ken Bronstein

Subject: Beit Am property questions

Hi, Kevin,

Some of the members of Beit Am's New Building Committee met last night to discuss our fire water issue and, in particular, the proposed ordinance that will come before City Council in a few weeks. We have not seen a draft of the ordinance yet, but there was discussion at the last City Council meeting about including a requirement for future annexation. In order to help us prepare for this upcoming meeting, we need to understand the full impact that future annexation would have on our property. Can you provide answers to the following questions (and obviously, time is of the essence)?

1. If Beit Am completes construction in the County under County standards, and then annexes into the City afterwards, will everything be considered a nonconforming legal use, or will we be required to make immediate changes to anything? For example,
 - a. Can we continue using the septic system we will have just constructed, or will we be required to connect to city sewer?

No, Municipal Code Section 4.03.020.010 would require you to connect your system to City sewer following annexation.

- b. Can we continue using our well, or would we be required to connect to city water (we seek extension of services for fire suppression only, so we still plan to use our well for daily water needs)?

You can continue to use your well after annexation.

- c. Would we be required to pave our driveway and increase the number of parking spaces per city standards?

At the time of annexation, your use type would be considered a legal nonconforming use, because the religious assembly use requires Conditional Development approval in Low Density Residential Zones (which is likely the zoning that would be assigned to your property based on the Comprehensive Plan Designation for this area). Depending upon how the facility is constructed (setbacks, building height, etc.) it may also be considered a legal

non-conforming structure once annexed. If the building is constructed consistent with the new City Zoning standards and other City standards it would not be a legal non-conforming structure. Conditional Development review would not be required following annexation because of the legal non-conforming status of the facility. However, if an expansion or redevelopment of the facility were proposed following annexation, the requirement for Conditional Development review would apply at that time, and the application would be reviewed in relation to all City requirements, including paving and on-site parking requirements.

d. Are there other changes we would have to make to our site or structure?

I don't think so, but I am not expert in all applicable regulations that might apply. It is fair to say that once the property is in the City, all applicable ordinances, regulations, and requirements would apply, but many would only be required at the time of expansion or redevelopment.

2. We are building in the County as an outright permitted use. Upon annexation, how will our property be zoned and would we be required to go through a conditional use process?

Likely the zoning that would be applied would be RS-6, Low Density Residential. This is based on the Comprehensive Plan Designation for your site. Although there are other Low Density Residential Zones in the City, Table 2.2-1 in Chapter 2.2 of the Land Development Code requires lands with an LDR designation at the time of annexation to be zoned RS-6. As noted above, Conditional Development approval would not automatically be required following annexation, but would be required in conjunction with an expansion or redevelopment.

I hope this is helpful!

[Quoted text hidden]

Ken Bronstein

Jul 15

to Jeffrey, City, Roy, bcc: Robyn

Jeff,

Thanks so much for your response and references to various codes.

I read a great deal of the information referenced and I did not see anything that directly informs and supports the sentence: CFD has determined that an adequate and reliable water supply system exists, and is located within 1,000' of the building site. Therefore the provisions of Appendix B105 must be used with the municipal water system

I do not doubt that the 1000' proximity measure came from some code, but I did not see any such reference in Section 503,, or Appendix D, or Section B105 or B107, etc. Does the "proximity of 1000' requires access to city water", Does this requirement specifically stem from a fire code or ORS code, or land development code? I am sorry if I missed something in the code that I should have seen.

Hope my question is clear, respectfully,

Ken Bronstein

-----Response from Fire Marshall:

Good afternoon Mr. Bronstein,

The OFC Section 507.1 states that "An *approved* water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction." Appendix B101.1 states the, "The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this appendix and as required by the *fire code official*. The provisions of Appendix B105.1 "are intended for use by the *fire code official* in protected areas in which adequate and reliable water systems exist."

The determination of whether an adequate and reliable water supply system exists is made by the *fire code official* when matching the operational capabilities of the fire department and the infrastructure resources within the local jurisdiction. In the absence of prescriptive language, and to be consistent in the application of the Fire Code. CFD uses the nationally accepted Insurance Services Office (ISO) Evaluation criteria for determining whether an adequate and reliable water supply system exists in the CRFPD. ISO has determined that if a property is located within 1,000' of a municipal hydrant with the capability of producing 250 gpm, at 20 psi, for 2 hours, then an adequate and reliable water supply system exists. CFD has used this criteria on multiple commercial and residential projects within the CRFPD.

Historically CFD has measured that 1,000' distance from the nearest hydrant to the property line along an approved vehicular route. In this case the property line terminates at the municipal water supply, so meeting the 1,000' criteria is quite clear. CFD has determined that an adequate and reliable water supply system exists at the public access to the Beit Am project.

The distance from the nearest existing hydrant along a single vehicular access to the proposed structure on a flag lot is a separate issue that must be addressed. Per the OFC 507.5 the maximum distance from the existing hydrant on an approved route around the exterior of a sprinklered building is 600', the project as proposed considerably exceeds this parameter. Depending on the required fire flow in Appendix B at least one hydrant will be required on the site, possibly two. These hydrants will need to be in approved locations and capable of producing the required fire flow.

I hope that this helps to clarify the requirements for you.

Respectfully,

Jeff Prechel

Division Chief - Fire Marshal

Corvallis Fire Dept

From: Ken Bronstein
Sent: Monday, July 13, 2015 2:02 PM
To: Prechel, Jeffrey
Subject: Code Reference?

Jeff,

Can you possibly send me a reference to the **section of code** that informs you to **require Beit Am to access city water**.

We are trying to make sure we properly understand the code.

Thanks,

Ken Bronstein

From: **Prechel, Jeffrey** <Jeffrey.Prechel@corvallisoregon.gov>
Date: Tue, Jul 14, 2015 at 11:47 AM
Subject: RE: Code Reference?
To: Ken Bronstein
Cc: City Attorney Brewer, "Emery, Roy" <Roy.Emery@corvallisoregon.gov>

Good morning Mr. Bronstein,

In the 2014 Oregon Fire Code:

Section 503 determines when/where access roads are required and the parameters for construction.

- Appendix D augments Section 503.

Section 507 Describes the requirements for Fire Protection Water Supplies.

- Appendices B, C, and NFPA 1142 augment Section 507
 - Appendix B describes the parameters for Fire Flow
 - Section B105 defines the Fire Flow requirements for structures in protected areas with adequate and reliable water systems. "The provisions of Section B105 are intended for use by the Fire Code Official in protected areas in which adequate and reliable water systems exist."
 - Section B107 defines the Fire Flow for requirements for buildings in protected areas without adequate and reliable water systems. "The provisions of Section B107 are intended for use by the Fire Code Official in protected areas in which adequate and reliable water systems do not exist."
 - NFPA 1142 is to be used only when an adequate and reliable water source does not exist.

- NFPA 1142, 1.1.1 This standard identifies a method of determining the minimum requirements for alternative water supplies for structural fire-fighting purposes in areas where the authority having jurisdiction (AHJ) determines that adequate and reliable water supply systems for fire-fighting purposes do not otherwise exist.
- NFPA 1142, 1.1.2 An adequate and reliable municipal-type water supply is one that is sufficient every day of the year to control and extinguish anticipated fires in the municipality, particular building, or building group served by the water supply.
- NFPA 1142, 1.2 The purpose of this standard is to assist the AHJ to establish the minimum water supply necessary for structural firefighting purposes in those areas where it has been determined that there is no water or inadequate water for fire fighting.
- NFPA 1142, 3.3.1 **Alternative Water Supply.** Water supplies provided to meet the minimum fire flow/duration requirements **where no municipal-type water system exists** or to supplement an inadequate municipal-type water supply.
- NFPA 1142, 3.3.16 **Municipal-Type Water System.** A system having water pipes servicing fire hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a 2-hour duration.

- o Appendix C describes the parameters for fire hydrants

CFD has determined that an adequate and reliable water supply system exists, and is located within 1,000' of the building site. Therefore the provisions of Appendix B105 must be used with the municipal water system, and the alternative methods outlined Section B107 and NFPA 1142 do not apply to this project.

CFD has asked the City of Corvallis to assist Beit Am in exploring options in which they can connect to the existing municipal water supply.

Respectfully,

Jeff Prechel

Division Chief - Fire Marshal

Corvallis Fire Dept

541-766-6970

541-766-6938 (FAX)

Jeffrey.Prechel@ci.corvallis.or.us



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

July 8, 2015

Mr. Ken Bronstein

Corvallis Oregon 97330

VIA US MAIL

RE: Options to extend City services outside Corvallis City limits

Dear Mr. Bronstein:

Our office represents the City of Corvallis. Corvallis Fire Marshal Jeff Prechel asked our office to send you an outline of the options for extending City services outside of the City limits of the City of Corvallis. While I can provide the options, my client is the City of Corvallis, and I must recommend that you seek your own legal counsel to provide legal advice to rely upon.

My understanding from Fire Marshal Prechel is that this inquiry is in specific relationship to development of property owned by the Beit Am Mid-Willamette Jewish Community Center abutting the City limits. I am familiar with the location of the property, and I am aware of a number of instances where property that included Beit Am's parcel met the land use criteria, and was put before the voters for consideration, but a majority of the voters did not approve the measure.

Fire Marshal Prechel also tells me that, currently, Beit Am's desire is to have City water service extended to the site for fire protection systems only. In reviewing the City Charter and Land Development Code, I see three options for Beit Am in this situation:

The first option is for Beit Am to seek to have the property annexed. Since 1976, when the voters added what is now Section 53 of the City Charter, annexations must be approved by a majority of the electorate. Land Development Code Chapter 2.6 sets out the process for annexation in detail, and City planning staff can provide guidance about application requirements and timelines.

The second option would be for Beit Am to apply for an extension of City services under Land Development Code 2.7. Since 1974, when the voters added what is now Section 52 of the City Charter, the City cannot extend services or enter into agreements to furnish services without the City Council first adopting an ordinance approving the

extension or agreement. The general ordinance is Land Development Code 2.7. City planning staff can provide guidance about application requirements and timelines. The decision under this provision would be made by the City Council. The wording of the Charter provision does bring up a third option:

The third option would be for Beit Am to ask the City Council to extend services to the site, notwithstanding the criteria in Land Development Code 2.7. In this instance, some thought would need to be given about how to propose an ordinance of general application that would meet the requirements of the Charter and also comply with statewide land use planning goals and the City Comprehensive Plan. This decision would also be made by the City Council, with a thirty-day period after the ordinance is enacted before it becomes effective.

If you have questions or concerns, please feel free to contact me at 541-766-6906.

Very truly yours,

CITY ATTORNEY'S OFFICE


James K. Brewer

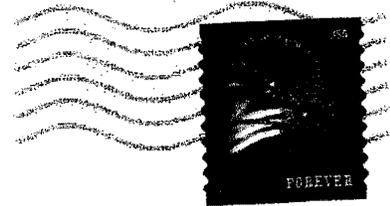
pc: Jeff Prechel



CORVALLIS CITY ATTORNEY
456 SW Monroe, #101
Corvallis, OR 97333

PORTLAND OR 970

08 JUL 2015 PM 3 L



-KB.9.



Ken Bronstein

Requirements for new Beit Am building

Ken Bronstein

Fri, Jun 12, 2015 at 1:21 PM

To: Roy Emery <fire@corvallisoregon.gov>, Kevin Russell <kevin.russell@corvallisoregon.gov>, greg.verret@co.benton.or.us, Jeff Prechel <jeffrey.prechel@corvallisoregon.gov>
Cc: Scott Leibowitz <scott.leibowitz@corvallisoregon.gov>, Robyn Pekala <robyn.pekala@corvallisoregon.gov>, Tom Gerding <tomg@gerdingcompanies.com>, Nir Pearlson <nir.pearlson@corvallisoregon.gov>

To Roy Emery, Fire Chief and others,

We have submitted a permit application (B1500081) to Benton County for the construction of the new Beit Am building. In April, we met with Benton County staff to introduce our new architect, Nir Pearlson, to discuss issues and process. County Staff invited Jeff Prechel, Fire Marshall to attend.

After that meeting, we came away with two items that require additional information, clarification, and confirmation.

1. Jeff Prechel requires that we connect to city water for fire suppression, but Kevin Russell indicated that as a county project, we cannot connect to city water. What will be required for fire suppression requirements in the County for our new building?
2. The building will be sized for occupancy of no greater than 299 people (this is a slight reduction from our original plans at 319). We understand that if capacity is 300 or more, we need secondary access to our property. However, since our intent now is to be under 300, our understanding is that we do not need a secondary fire access. Please confirm that our understanding is correct.

We are proceeding with our building plans to develop in Benton County. Please provide clarification on these two items so we can proceed with our application and finalization of design. We have recently secured Tom Gerding as our General Contractor and are moving forward with this application, so a prompt response would be appreciated.

Sincerely,

Ken Bronstein
Beit Am New Building Committee

Present at the Beit Am building application review meeting, 4/9/2015, beginning at 10 am, were:

- Jeff Prechel (Fire Marshall)
- Jacob Backer (Fire Prevention Officer)
- Michael O'Connor – (City of Corvallis plans examiner)
- Greg Verret (County Development Director)
- Linsey Godwin (County planner)
- Darryl Long (Sr. Building Inspector Benton County)
- Ken Bronstein (Beit Am)
- Robyn Pekala (Beit Am)
- Rob Turkisher (County Health – entered meeting at 11am)
- Gordon Kurtz (County Public Works)
- and a few others.

An excerpt regarding city water from our notes from that meeting state:

“Fire Marshall said that he would not only recommend that we use city water, but require it. We need to file for an 'extension of services' with the City of Corvallis for non potable water based on 'fire, life, and safety'. This is not a slam dunk, but consensus was that City should approve. **Darryl Long stated this has been done for others in similar situations.** Gordon Kurtz provided contact information for people with City, and Nir (Beit Am's hired Architect) will follow up (referred to Aaron Manley in Corvallis Public Works). There was some discussion about how the water pipes would go into our property and whether we would have to pay for all of it. The Fire Marshall stated that there is a problem with water for residents near Clarence Circle (water pipes are stubbed there, and City prefers water to make a loop), and there is discussion about bringing water from Circle to them. If the water could go through our property instead (since Circle timeline is unknown), that might provide a benefit to the city and a point of negotiation for allowing us to use the water and for the city paying all or part of the cost. However, if Circle moves along before we build, then there are more options. We could connect up to Circle and/or run lines from Harrison through to Circle, or to pipes which may go directly from Circle to Clarence. Gordon supplied Nir with the name of a Corvallis Public Works person to contact related to city water access. If we use city water for fire suppression, it would eliminate the need for a large holding tank and pump.”



Pump Test Submittal Form
 for New Dwellings and Buildings Open to the Public
Minor Pump Test – 4 hours with static water level

Property Site:

Owner: Beit Am
 Site Address or Nearby Roads: Behind 4141 NW Harrison Blvd, Corvallis
 Twp 11S Range 5W Section 33 SE NW Tax Lot 900
 Number of wells on the property: 1

For details on how to conduct the pump test, **see the handout titled "Water Supply Requirements for Building Permits ~ New Dwellings and Places Open to the Public"** (revision date 12/08) or later.

Site of Well (if different):

Owner: Same
 Site Address or Nearby Roads: _____
 Twp _____ Range _____ Section _____ Tax Lot _____
 Number of wells on the property: _____

	Pump Test Well	Monitoring Well #1	Monitoring Well #2
		Required for all wells on this property	
Well ID (L-number) <i>if none exists, assign a reference number for this test.*</i>	L44833	NONE	NONE
Depth of well	100'	if known	if known
Pump depth	95'	if known	if known
Depth at which water was first detected during drilling	85'	if known	if known
Static water level (prior to pumping)	31'		

1. For each well (pumped or monitored), complete a data sheet. Use the attached data sheet. Attach additional sheets as necessary.
2. Attach a scaled map showing all well locations, well ID numbers or reference numbers (matching the number(s) used above).
3. The subject well's rate of sustained yield determined by this professional: 8 gpm
4. Describe how you determined this sustained yield. **

I Fluctuated The Pumping Rate until The water level Stabilized, and Then Began The 4hr Test.

Daniel M. Bushil
 Signature of the Oregon-licensed well driller, pump installer, geologist, engineering geologist, or engineer who performed the test

CCB # 171288
 License type and number

7-31-16
 Exp. date

Company Name: Dons Pump Service LLC Company Phone Number: 541-740-5887

* The well must be registered with Oregon Water Resources. Go to www.wrd.state.or.us or call 503-986-0850.
 **Attach additional sheets as needed. The professional should attach other data he/she thinks are appropriate.

-KB.12-

Pump Test Submittal Form for New Dwellings and Buildings Open to the Public

Complete one data sheet for the subject well being pumped, and an additional sheet for each additional well on the same property as the subject well.

This data sheet is for: L 44888

Pump Test Well or Monitoring Well # _____

Date Performed: 1-23-15

Time (30 minute intervals)	Elapsed Time (hours)	Water level before and during pumping	Rate of sustained yield (gpm)* -- pumped well only	Recovery water level for 4 hours after pumping has stopped or until water level returns to 90% of pre-pumping static water level, whichever comes first. (Complete Recovery Worksheet and review its example.) Required for only the <u>subject well</u> and the <u>closest well</u> on the same property and drawing from the same aquifer.
Before pumping	0	31'	N/A	---
9:30 Am	0	31'	0	
10:00	0.5	62'	9	
10:30	1.0	64'	8	
11:00	1.5	64'	8	
11:30	2.0	64'	8	
12:00	2.5	64'	8	
12:30	3.0	64'	8	
1:00	3.5	64'	8	
1:30	4.0	64'	8	
2:00	4.5	64'	8	
2:30	5.0	64'	8	
2:45	5.25	39'		39'
3:00	5.50	32'		32' = Recovered

4 hrs

*Sustained yield (rate of pumping that does not reduce the water level within the well) must be maintained for at least **4 hours** for a Pump Test for a new dwelling or a place of public occupancy.



Burlington, WA	Corporate Laboratory (L)	1970 G. Wilson St.	Burlington, WA 98220	360.228.4145	360.228.4149
Bellingham, WA	Corporate Laboratory (L)	705 Cornish Dr. Ste 1	Bellingham, WA 98225	360.716.4212	
Portland, OR	Microbiology Chemistry (L)	3140 SW Forest St. Ste 10	Portland, OR 97219	503.632.7523	
Corvallis, OR	Microbiology (L)	240 SW 23rd Street	Corvallis, OR 97331	541.752.4915	



INORGANIC COMPOUNDS (IOC) REPORT

Client Name: Dans Pump Service
 23085 Hoskins Rd
 Philomath, OR 97370

Reference Number: 15-01750
 Project: Beit Am

System Name:
 System ID Number:
 Source Number:
 Multiple Sources:
 Sample Type:
 Sample Purpose: Investigative or Other
 Sample Location: Harrison Rd
 County:

Sample Number: Well Head ID# 44888
 Lab Number: 15_04209
 Collect Date: 1/28/15 12:00
 Date Received: 1/28/15
 Report Date: 2/4/15
 Sampled By: Dan Bevandich
 Sampler Phone:
 Approved by: bj.spm
 Authorized by:

Sarah P Miller

Sarah P Miller
 Lab Manager, Corvallis

EPA#	ANALYTES	RESULTS	UNITS	SRL	MCL	Analyst	Lab Code	METHOD	Analyzed	COMMENT
	ARSENIC	ND	mg/L	0.001	0.010	TRVQ	WA200008	200.8	01/28/15	
	NITRATE-N	ND	mg/L	1.0	10	rap	OR100009	SM4500-NO3	01/28/15 10:23	
2920	TOTAL COLIFORM	ABSENT	per 100mL	P/A		kdf	OR100009	SM9223 B	01/28/15 11:39	
3014	E. Coli	ABSENT	per 100mL	P/A		kdf	OR100009	SM9223 B	01/28/15 11:39	

NOTES:

SRL (State Reporting Level): Indicates the minimum reporting level required by the Washington Department of Health (DOH).
 MCL (Maximum Contaminant Level) maximum permissible level of a contaminant in water established by EPA; Federal Action Limits are 0.010 mg/L for Lead and 1.0 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.
 ND (Not Detected): Indicates that the parameter was not detected above the Specified Reporting Limit (SRL).
 * In cases of this nature, the results indicate that the MCL AP is not exceeded but it is recommended to check WRDGH or USEPA Region 10.

These test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples. Estimates of uncertainty are not included in this report. If this information is required please contact us at the phone number listed in the report header.

If you have any questions concerning this report contact us at the above phone number.

FORM IOC-08

September 8, 2015

Mayor Traber and City Councilors,

My name is Scott Leibowitz, and I chair Beit Am's New Building Committee. I greatly appreciate the City Manager's efforts at developing an ordinance that could help Beit Am in addressing its fire water issue, and thank the Council for their willingness to consider this ordinance.

Jana Kay Slater, Beit Am's president, and I sent comments to the Council on an early draft of this ordinance. While the proposed ordinance eliminates some of those concerns, it adds a new one, and several remain. We therefore do not support the ordinance in its current form. In my remaining time, I will discuss two of those concerns, while Robyn Pekala will address a third.

Requirement 2: Under the ordinance, the second requirement for a County property owner to connect to City water is to execute an Irrevocable Petition to Annex. Our concern here has to do with timing of a proposed annexation, which is not specified. Specifically, would we be annexed during or after the building process?

Since annexation is up to the voters, its outcome is uncertain. Therefore, we need to continue with our plan to develop in the County. If we finish construction and are issued a Certificate of Occupancy by the County, then a later annexation would have less impact on us because, according to city staff, the only significant change we would need to make is to connect to City sewer lines (see Kevin Young's email included in Ken Bronstein's document submittal). However, if annexation occurs at any point in our construction prior to the issuance of a Certificate of Occupancy by the County, then presumably we would need a City permit. Changing our plans and design in midstream would be difficult and costly, with the difficulty increasing as we got closer to completion.

Further, under our present County building permit application, religious assembly will be an outright permitted use. If we must apply to the City for a permit because annexation occurs prior to completion of construction, would we need to apply for a conditional use permit?

Both of these issues create uncertainty for us and impact our ability to complete our building, which we always intended to build within the County. Clearly we would prefer for annexation to occur after a Certificate of Occupancy has been issued by the County.

Requirement 4: This requirement states that the "City shall have sole discretion of the infrastructure improvements required." It is not clear if "infrastructure," as used here, means "water infrastructure" – as discussed in the first sentence – or any kind of infrastructure. If this is meant as "water infrastructure" it should explicitly say that so as to be clear. If it is meant to be general, this would again complicate our ability to complete our building, since we already have a submitted permit application, and our architect and general contractor are working on plans that are meant to meet County requirements.

I hope the Council will approve of an ordinance that addresses these two issues as well as the one that Robyn Pekala will discuss.

Thank you for your consideration and for your service to the City.

Scott Leibowitz, Chair

Beit Am New Building Committee

ATTACHMENT F
Page 355-x

Mayor and Councilors,

Thank you for your continued interest in resolving Beit Am's water access issue.

I would like to address our concerns with paragraph 7 of the draft ordinance. This section requires that the owner complies with CMC 3.01.050 - Services Outside City Limits, which provides that

1. the water provided by the City will not be treated as a common utility service, and that the quantity of water may be reduced or discontinued at any time for any reason.
2. pressure and other conditions are at the risk of the customer and not guaranteed by the utility
3. the utility has no liability in any way to customers for failure to provide the service.

As you have heard from us many times, the sole reason we are seeking an extension of services is because the Fire Marshall has determined that city water is required for public safety. If the water may be reduced or discontinued at any time and for any reason, and there is no guarantee of water pressure, how does this solve our problem? It's hard to imagine that the Fire Marshall would approve, and I would expect to have difficulty obtaining property and liability insurance. But most importantly, we would run the risk of having insufficient quantity and pressure of water in the event of a fire, which would impact not only us, but our neighbors as well.

We appreciate the speedy scheduling of reports and hearings. We believe the code conflict can be resolved positively. While we have concerns about the draft ordinance being proposed, we think we are in sight of a solution that could allow us to move forward with our building application. If a decision is not made tonight on the proposed ordinance, or a revised version of it, we request that this public hearing be continued so that a resolution may be found.

Thank you.

Robyn Pekala
Member, Beit Am Board of Directors and New Building Committee

Paul Cauthorn

PETITION TO RESTRICT LOCATION OF HOMELESS SHELTERS

September 2015

BE IT ENACTED, Corvallis Electors propose amending the Corvallis City Charter by adding within CHAPTER 10: Miscellaneous, Section 59, as follows:

1. Preamble

- a. This charter amendment is intended to ensure that homeless shelters in Corvallis have locations designed to ensure the livability, sustainability, and safety of our community, and that homeless shelters are located so as to be compatible with the City's long-term goals for a vibrant Corvallis.

2. Definitions

- a. A "homeless shelter" means a facility designed to provide overnight accommodation to indigent persons and which contains at least 15 beds.
- b. "Chronically homeless" means persons who have been regularly homeless for at least two years.
- c. "High-risk population" means persons who stay in homeless shelters and who have chronic drug or alcohol addictions or who are registered sex offenders.
- d. "Damp program" means a homeless shelter that knowingly provides overnight accommodations to persons under the influence of drugs or alcohol.

3. Restrictions

A homeless shelter may not operate within the city of Corvallis if:

- a. It serves the chronically homeless, a high-risk population or offers a damp program, and is located *within 500 feet of a school bus stop*, unless such bus stop is specifically intended to serve children staying at the homeless shelter; or
- b. It serves the chronically homeless, a high-risk population or offers a damp program, and is located *within 500 feet of an educational facility*, including facilities where children may obtain high school or GED degrees; or
- c. It serves a high-risk population or offers a damp program, and is located *within 1,000 feet of a store that sells liquor*; or
- d. It is located *within 200 feet of a single-family residence*; or
- e. It is located *within 1,000 feet of a Nationally Registered Historic District*; or
- f. It is located *within 500 feet of a public park, public greenway, or public library*

Skyline West Road Committee presentation to City Council

We are speaking as members of the Skyline West Neighborhood Association Road Committee.

Our objective is to draw the Council's attention to issues associated with roads in our neighborhood—issues shared by a number of other neighborhoods in the City.

We are asking the Council to develop a more thoughtful, cost-effective and equitable approach to short-term and long-term maintenance of the City's so-called "unimproved" roads.

By way of background: Skyline West is a neighborhood on the northwest edge of Corvallis that was developed in the 1970s outside City boundaries and annexed in 1989. At the time of annexation, the City stated "the City accepts maintenance responsibility for streets, storm drains and other public facilities only after they have been improved to City standards."

At the time of annexation, residents of Skyline West didn't challenge this position, but also were unwilling to rebuild roads that were built to county standards—adding sidewalks, streetlights, etc.—in order to conform to City standards for residential streets. Assessments and fees at time of annexation included the cost of connecting to the City sewer system, as well as System Development Charges. In the 1990s, residents of the neighborhood invested, on a voluntary basis, roughly \$100K for road repair and maintenance.

Since the mid-1990s the City has done occasional road repair, but the approach has been consistent with City policy toward unimproved paved residential roads such as ours: do no more than repair localized failures. The City does not do routine maintenance of our roads, or the roadsides and drainage system in the City-owned right-of-way; and the City does not include these roads in long-term plans for maintaining the City's transportation infrastructure. As you might expect, we wonder what service we get for our property and gas taxes and the regularly assessed street and sidewalk maintenance fees.

But we are not here to complain about taxes and fees. We are here to say that the City's policy is short-sighted, inappropriate and unsustainable.

A more thoughtful policy toward unimproved roads would begin by recognizing that these are City streets and should be maintained as such. A better policy would also recognize that standards for newly built residential roads are unlikely to be appropriate for roads in well-established neighborhoods that are annexed into city boundaries. There is considerable diversity within the category "paved residential streets (not to standards)," and in some cases—such as roads in our neighborhood—features of the unimproved roads contribute to the character and

attractiveness of the neighborhood. There are other benefits as well, but this is not the place to get into details.

Rather than designating and treating these “legacy” roads as second class the City should actively maintain and manage them as part of the diversity of the City’s neighborhoods. The first step in that process would be to undertake a detailed survey of these roads to assess their condition and maintenance/repair needs going forward.

We do not assert that our roads, or other unimproved roads are perfect as they are. Therefore, as a related but separate exercise, we want to work to develop appropriate standards for roads in our neighborhood (and perhaps similar neighborhoods), taking into account unique circumstances and requirements.

With appropriate standards, these roads should be explicitly included in the full scope of routine and long-term maintenance of the City’s road system and investments in infrastructure improvements.

As we said to begin: we are asking the Council to develop and adopt a more thoughtful, cost-effective and equitable policy for the City’s so-called “unimproved” roads. We understand that a review of the City’s street maintenance policy will soon be taken up by the Urban Services Committee; we welcome that as an opportunity to lay out the issues in greater detail, and to work with residents of other neighborhoods and the Council to develop a better policy.

Skyline West Neighborhood Association
<http://www.danhellin.com/skylinewest/index.html>

Roads Committee

David Brooks, Chair (davidbrooks276@gmail.com)
John Hansen
Bob Spinney
Carol Spinney
Duane Sorenson

To: Corvallis City Council

September 8, 2015

From: Jan Napack

Corvallis, OR 97333

Subject: Evidence Based Policy Decision Making to Reduce Homelessness

Dear Mayor and Council Members,

The critical decisions being made on whether or not to expand emergency homeless services do not appear to be evidence based, or if they are, the evidence has not been disseminated. As a result of the lack of public data and detailed information, provided either by the city or the service provider (CHF), I thought it wise to independently look into the issue.

Multi-faceted homeless data for 2009-2011 can be found at Oregon's Housing and Community Services Department web site. Summaries of the 2012-2015 Benton, Linn and Lincoln County Point-in-Time (PIT) data sheets were provided to me from Community Service Consortium (CSC) staff member Dina Eldridge.

In my review of these data I fail to see a need to specifically expand emergency shelter capacity. Indeed, the County homeless counts follow the declining trend in homelessness as seen in HUD's National data base. The total number of individuals being sheltered in Benton County seems fairly consistent since 2009, with fewer in number for the 2015 PIT count. The data also shows that single adults are the predominant client for emergency shelters and members of households are the predominant client for transitional housing. Other relationships are evident, the most serious, yet perhaps most predictable, is the high percentage of chronically homeless individuals in emergency shelters. Unsheltered counts have not been consistently executed.

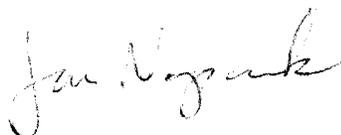
The depth and breadth of the data sets I analyzed are extraordinary and should be fully utilized to help in developing strategies for specific objectives. For example, if we wish to alleviate chronic homelessness we will certainly need more transitional housing, not emergency shelters.

Before putting policy into place and spending scarce dollars, the County and City need to clearly understand our present state of homelessness. Only then can a solution with defined metrics be launched. Follow up studies to determine the efficacies of these solutions at reducing homelessness need to be chartered.

I strongly suggest that the data I am presenting here be validated and its ramifications expanded as part of the County's homeless project plans.

Respectfully,

Jan Napack



Data Summary for Benton County - One Night Homeless Count Reports

Year ^a	All Sheltered			Emergency		Transitional		Chronically Homeless Subpopulations				Other Information		
	sheltered total (T) ^b	HH individuals (A, AC) ^c	single adults (S) ^d	(A, AC) / ES ^e	(S) / ES	(A, AC) / TH ^f	(S) / TH	(T) / CH ^g	(A, AC) / CH	(S) / CH ^m	% (S) CH ES ⁿ	Comment	UN ^h	Oregon ⁱ
Heading	Total Sheltered	Household (A, AC)	Single Adults (S)	Percentage CH (S) in ES										
2009	138	70	68	10	35	60	33	27	3	24	69%	note ⁱ	16	29,083
2010	131	63	68	19	36	44	32	28	1	27	75%	note ⁱ	24	32,447
2011	107	30	77	7	48	23	29	29	4	25	52%	note ⁱ	n/c	28,675
2012	111	27	84	13	60	14	24	25	2	23	38%	note ^j	n/c	27,221
2013	137	51	86	6	43	45	43	26	1	25	58%	note ^j	8	13,822
2014	138	52	86	8	50	44	37	56	5	25	50%	note ^j	n/c	12,164
2015	74	9	65	5	40	4	26	40	1	26	65%	note ^{j,k}	53	N/A

^a Year of point-in-time (PIT) count, last Wednesday in January; small number of miscellaneous dates included in tally

^b T=total count of all individuals, including children, in all categories sheltered in emergency, transitional or safe-haven; does not include unsheltered

^c HH (A, AC) = household identified individuals of adult couples and adults with or without children, and children alone

^d (S) Adults 18 years of age or older

^e ES = Emergency Shelters (e.g. CSC-CARDV)

^f TH = Transitional Housing (e.g. Partner's Place)

^g CH = chronically homeless

^h UN = unsheltered; not included in tallies; no counts (n/c) for 2011, 2012, 2014

ⁱ <http://www.oregon.gov/ohcs/Pages/research-point-in-time-homeless-count-in-oregon.aspx>; retrieved 9/8/2015

^j Data files obtained from CSC Services, D. Eldridge, 8/21/2015; Oregon Housing and Community Services One Night Homeless Count Benton County Reports

^k HUD Reportable' methodology changed for 2015

^l All combined homeless, including unsheltered, in Oregon; COC Homeless Populations and Subpopulations Reports

<https://www.hudexchange.info/manage-a-program/coc-homeless-populations-and-subpopulations-reports/>; retrieved 9/8/2015

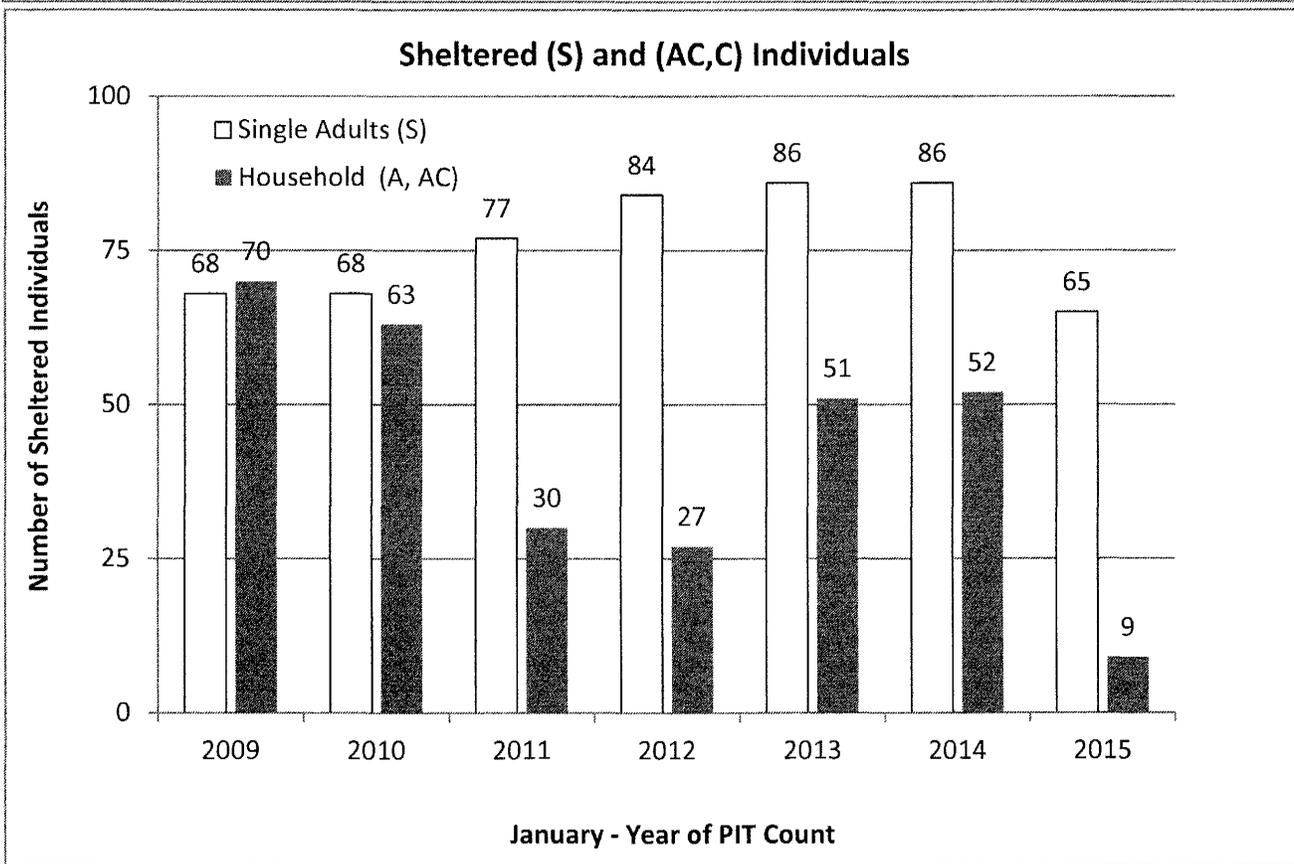
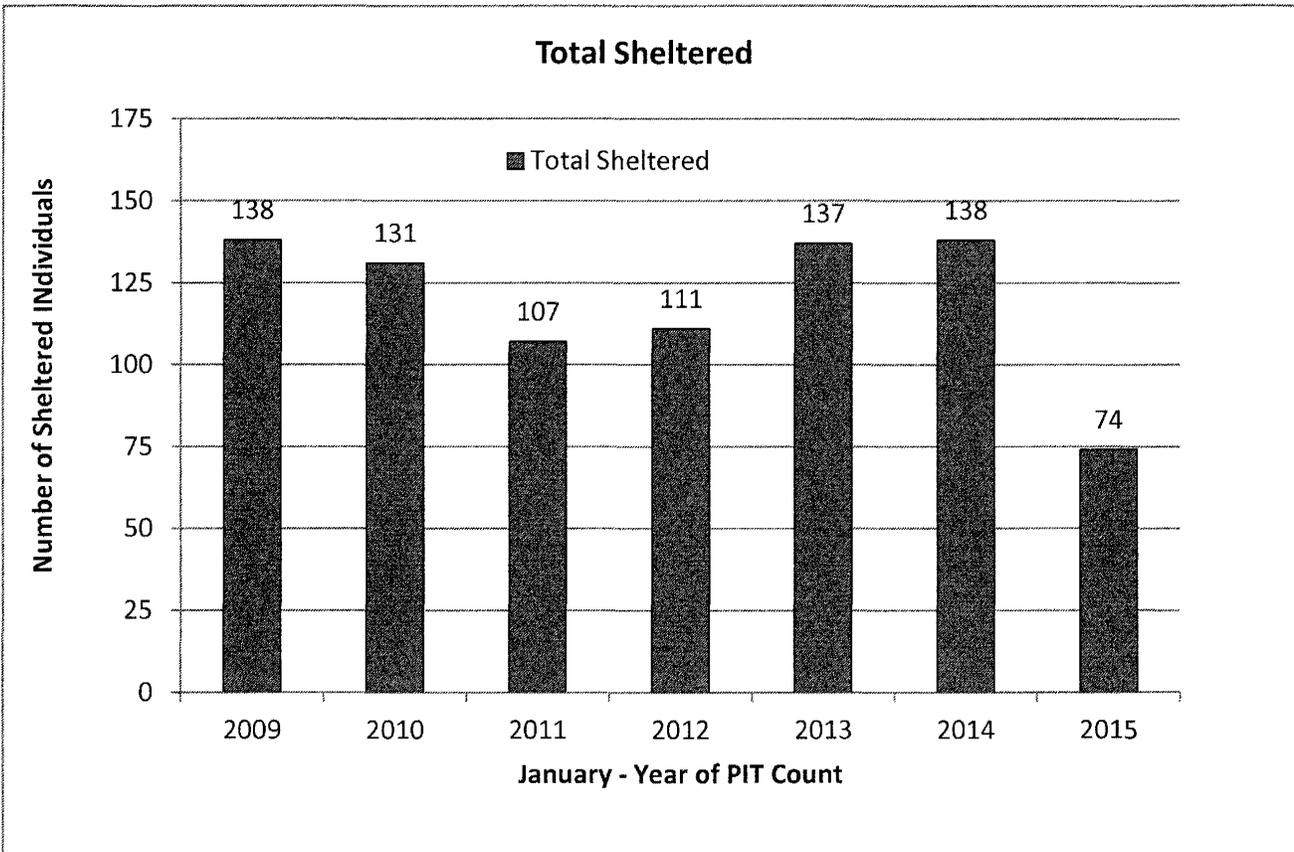
^m Chronically Homeless subpopulation of single adults (S)

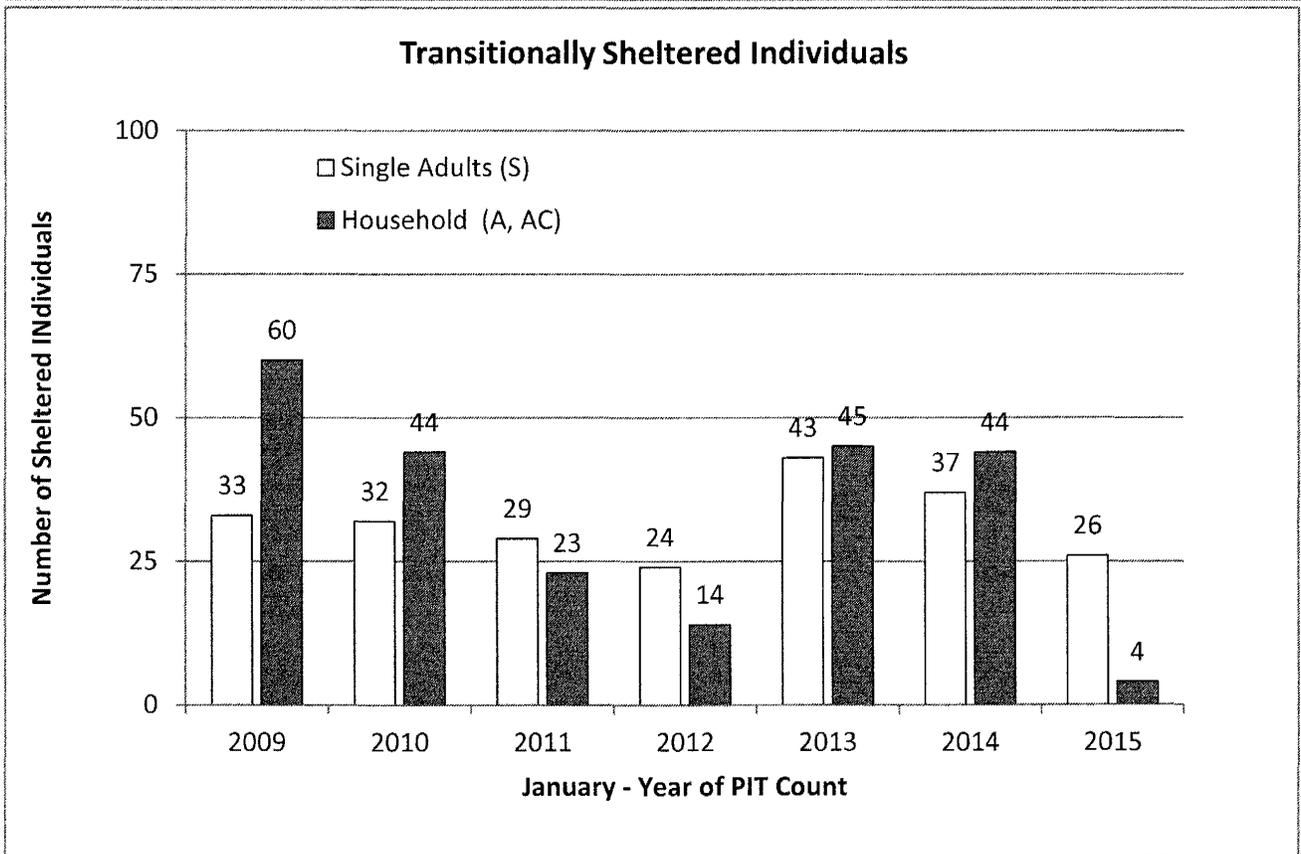
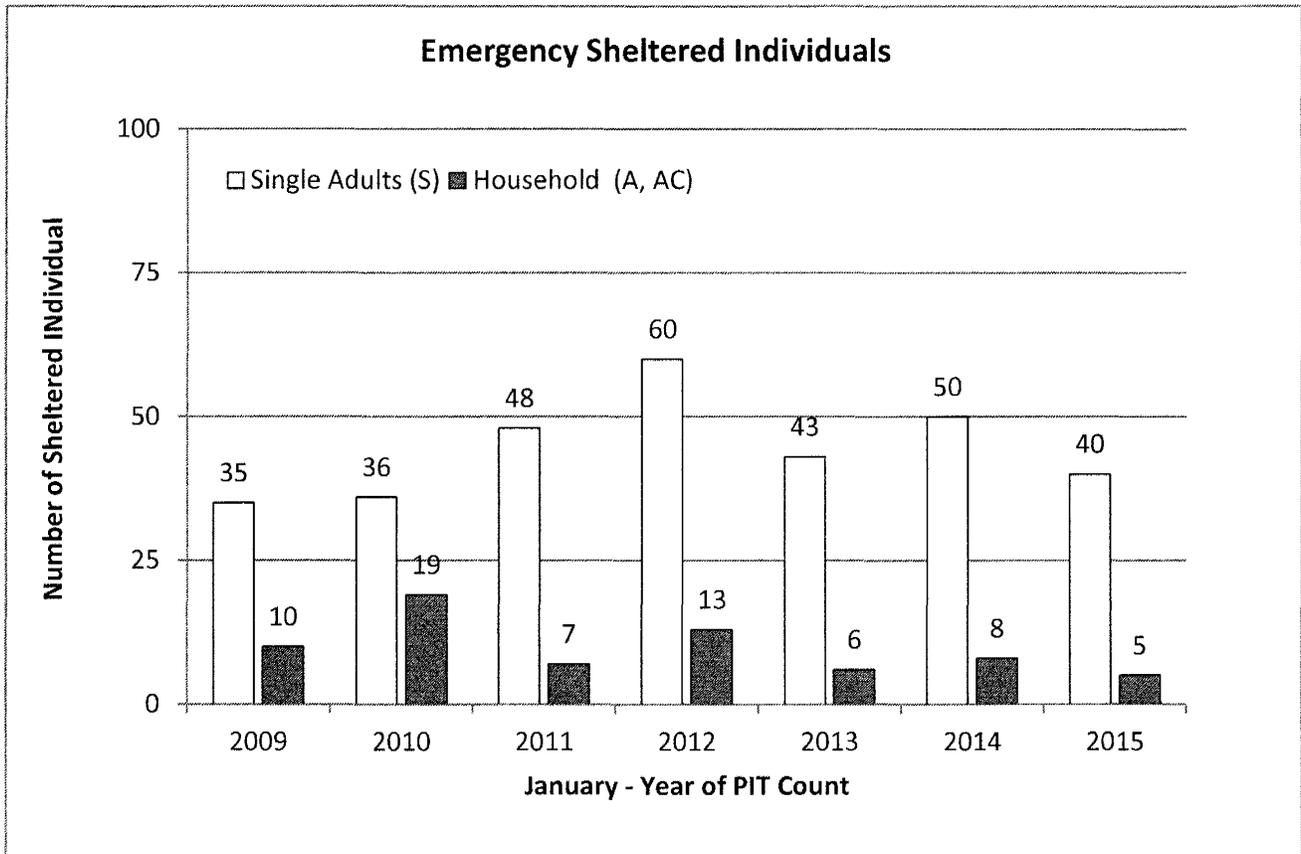
ⁿ Percentage of Chronically Homeless single adults in emergency shelters

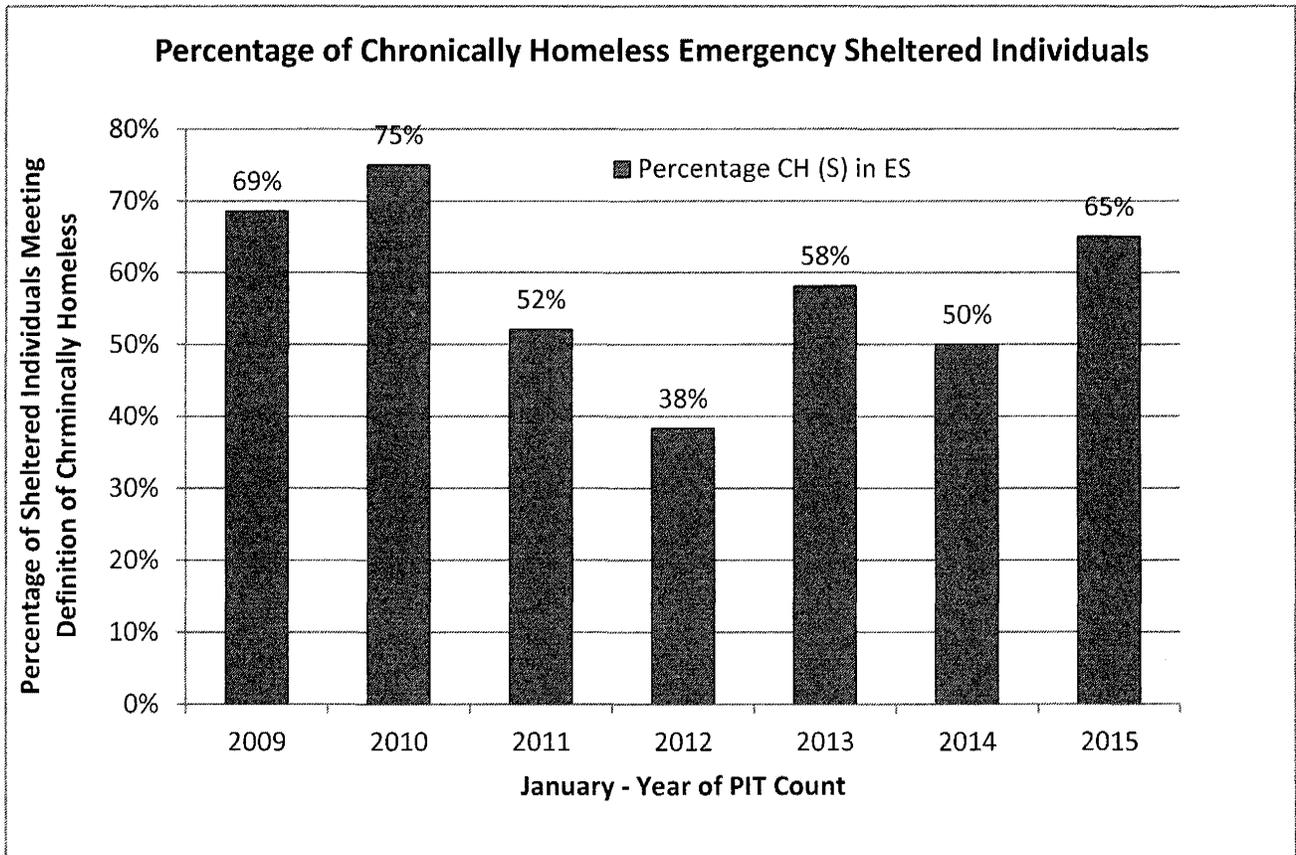
Compiled 9/8/2015 J. Napack

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NOTICE: This summary has not been validated by other agencies or individuals; it should be used for broad informational purposes only.







Presentation to City Council

September 8, 2015

I'm Mike Blair and live in the Avery-Helm Historic District a half block from the Mens' cold weather Shelter and the Proposed Permanent Shelter. We love living in our neighborhood, close to our vibrant downtown. The vibrancy of the downtown didn't happen randomly. It took careful planning and marketing. And it took a lot of input from the Community of Corvallis.

Over the past three years things have changed dramatically since the temporary shelter opened. Their "Damp" program allows and facilitates alcoholics and drug users to stay, they just can't "load-up" inside the facility. Where do you think they "load-up"? In our neighborhoods and the downtown. Corvallis Housing First, or CHF also accepts registered sex offenders and people with criminal records. Their current location is centered within a perfect trifecta for obtaining alcohol. It is a half block from the Safeway, Dari Mart, and the liquor store.

During the past several years the neighborhood and the downtown have experienced a major influx of negative impacts. The impacts have been many on our property including fighting, panhandling, drinking, sleeping, stealing our personal property, urinating, defecating, and littering. Before we leave our house, we look up and down the sidewalk to ensure it is safe. Frequently we go back inside to wait. The temporary shelter has had 40 beds. The 90 bed Permanent Shelter will place women, families, and children in the same environment as the chronic homeless with drug/alcohol addictions and sex offenders, as well as 180 meals- 3 times a day. This is a recipe for disaster!

In spite of the G-T's dismal coverage, the Public Meeting that was held on August 20th unveiled a multitude of businesses and residents expressing the negative impacts because of the temporary shelter. Many of the testimonials included their plans to relocate if the proposed shelter is constructed. If CHF moves forward with their plans, it will create a blight on the surrounding businesses and neighborhoods, devastating property values and tax revenues. Is that what the Mayor and Council prescribe?

CHF has proven to be very bad neighbors. They have never reached out to their neighbors to correct the problems. Instead of helping the chronic homeless, they are enabling them. Since the Public Meeting, they are now trying to present that they are reaching out for input from the community, and that they are postponing construction. After all this are we to believe they are suddenly transparent? I suggest they do not have the funding, otherwise they would be moving forward as previously planned with no input.

Last Wednesday Mayor Traber met with Tom Sherry, a Board member of CHF at the New Morning Bakery. The Mayor was overheard providing advice and strategies on public relations. This secretive process is its own can-of-worms.

Mr. Sherry in an email correspondence with the Mayor and another Corvallis Citizen suggested placing Port-A-Potties in neighborhoods and Downtown at strategic locations for the homeless. Any business owner or homeowner volunteer to have a Port-A-Potty placed on their property?

In the past several days, Gregg Olsen, the executive director of CHF suggested to one historical neighbor to start “playing exterior music (especially opera) because it drives the homeless crazy”. He asked this person to spread the idea to all his neighbors. Is this the new strategy to win over the neighbors? Seems like grasping at straws to me.

This group has a flawed plan and a flawed location. Why allow CHF, who have been secretive and bad neighbors to build a mega shelter in **Corvallis’ Front Yard**, in the vibrant downtown and next to a charming historical district?

This is the Wrong Group and the Wrong Location.

Community meeting opposing downtown homeless shelter draws standing-room-only crowd



AUGUST 21, 2015 6:30 AM • NATHAN BRUTTLELL
CORVALLIS GAZETTE-TIMES

More than 150 people packed the Corvallis-Benton County Library on Thursday night to voice opinions about a new 15,000-square-foot permanent shelter for the homeless downtown.

But the opposing sides did not come to an agreement and time is running out.

A group of downtown business owners and residents called Citizens for Protecting

Corvallis hosted the meeting at the library to express opposition to the planned shelter, known as Our Place, which is on track to be built to replace the Men's Cold Weather Shelter at 530 S.W. Fourth St.

Corvallis Housing First, the organization that runs the men's shelter, is pushing forward with plans to build Our Place, is looking to break ground at the site in spring 2016.

Several members of Citizens for Protecting Corvallis took part in a panel speaking against the proposed shelter location downtown, voicing their concern over reports of vandalism, public intoxication, public urination, panhandling, drug use and a possible increase in crime. They also were critical of what they called serious flaws in the plans for the shelter and its location.

But several people in attendance also spoke for the need for the proposed shelter, stating that it would keep many homeless people in the community off the streets and away from businesses.

After hearing both sides speak about the issue and dozens more in attendance voicing their opinions, Benton County Commissioner Anne Schuster spoke up to attempt to bring both sides together.

"I care a lot about this community and I don't want to see people afraid," Schuster said. "Our downtown is the heart of our community and it's important to so many of us. And it's important to all of us. We need to all be working together and somehow figure this out. I'm willing to help facilitate that as best I can. ... Whatever you need, we'll do what we can."

Charlie Ringo, a member of Citizens for Protecting Corvallis, said the group has hired a land-use lawyer out of Portland and he foresees possible legal action in the near future if

Corvallis Housing First members continue to move forward with the plan to build the shelter downtown.

"This is going to be an expensive fight if we have to push all the way through. But we're going to exercise every legal option, political option and financial option to stop the shelter as it's currently proposed," he said. "We are going to continue to vigorously oppose this shelter as it's currently planned. It's too bad but that's where we're at. From the (Corvallis Housing First) folks we need to hear some flexibility as to a reliable plan for our community."

Corvallis Housing First Board Chairman Gregg Olson said Thursday night he attended the meeting to listen to concerns from the community.

"There are people who need our services, but I know there are also people who are going to be affected by us," Olson said, "and I want us to work with you and your lawyer and anybody else who wants to work on making the quality of individual lives of everybody in our neighborhood better."

Olson said he would not make any decisions on behalf of Corvallis Housing First Thursday night and he could not promise to delay plans to build the shelter downtown.

"It would be unfair to you and to the public for me to sit here and come up with instant answers on this so I'm not going to do it," Olson said. He later noted that Corvallis Housing First planned to host three listening sessions on the proposed shelter in the coming months.

Schuster said she didn't hear much dialogue about compromise or working toward a solution from either side. But Schuster said she understood why Olson did not want to make decisions on behalf of Corvallis Housing First Thursday night.

"I think there's urgency here," she said. "I give him credit for not making a snap decision. He has to talk with his board and he has to really have a conversation with the other members to figure it out. But we need to get both groups together again. And we need to get them together again soon."



Editorial: Offer to mediate homeless dispute is welcome

AUGUST 25, 2015 4:07 PM

Benton County Commissioner Anne Schuster says she's willing to try to mediate a continuing dispute between supporters and opponents of a proposed permanent shelter for the homeless in downtown Corvallis.

Our first reaction to that news was this: What on earth was Schuster thinking?

It was simple, Schuster told us the day after she volunteered for the duty during a stormy meeting about the proposal: "Nobody else stepped up," she said.

That meeting, called by people who oppose placing the homeless shelter downtown, attracted some 150 people to the Corvallis-Benton County Public Library. It offered another venue for people to say why they oppose the proposal — and for some folks to express a modicum of support.

But it didn't bring the issue any closer to any sort of resolution.

So Schuster's offer is welcome. The commissioner is one of the few people in the community with the clout to summon selected principals in the dispute to the table, and not just through her elected position: Along with Corvallis Mayor Biff Traber, Schuster has assumed a role in overseeing the community's 10-year plan to reduce homelessness.

It doesn't sound as if Schuster is underestimating the challenge she faces: "You've got two sides," she said, and "there's no consensus and there's no give on either side."

Advocates of placing the shelter downtown argue that the location allows the homeless greater access to the services they require; advocates also argue that, even if the shelter is located somewhere else, the homeless still are likely to make their way downtown during daytime hours.

Opponents say they're concerned about the impact of the facility on downtown businesses and residents and point to reports of vandalism, public intoxication, public urination, panhandling, drug use and a possible increase in crime.

A variety of meetings and public forums have done nothing to move the community toward a solution; in fact, they might have served only to increasingly polarize the sides.

So, here's advice to Schuster as she moves ahead with this difficult task:

First, choose the participants carefully. This is work that needs to involve a small group. Participants need to be able to speak on behalf of their constituents — but also need to be willing to keep an open mind about the process. This is not work that gets done with a

group of 150 people watching.

Second, it might help the process to involve a professional mediator, and Schuster said she's exploring that option.

Finally, and most important, the participants need to remember that they're focused on just one portion of the homelessness issue facing Corvallis — and, in some ways, the most difficult portion. Those homeless people who frequent the downtown shelter often are in the grips of addiction and mental-health issues. These are the most hardcore homeless.

But they're not the only people in Corvallis who are homeless or at risk of homelessness. The population includes families camping out in their cars or couch-surfing. It includes homeless students at Oregon State University. It includes working parents just one paycheck away from losing their apartment.

The point is, there is no single homelessness problem; instead, we have a number of homelessness problems. We need to keep that in mind as we work on one of the tougher pieces in this particular suite of issues.



Housing First postpones proposed permanent shelter plans



SEPTEMBER 05, 2015 6:15 AM • NATHAN BRUTTELL
CORVALLIS GAZETTE-TIMES

Corvallis Housing First, the organization looking to replace the men's cold weather shelter downtown, is postponing plans to build a proposed permanent shelter with the earliest possible groundbreaking now set for spring 2017.

The planned shelter, known as Our Place, would replace the Men's Cold Weather Shelter

at 530 S.W. Fourth St. But representatives with Housing First told the Gazette-Times that they are postponing those plans, citing a growing concern from the public, and issues relating to permitting and funding the proposed site. The group previously had plans for groundbreaking at the site in spring 2016.

Tom Sherry, Corvallis Housing First's newly appointed public relations representative, said group members want to hear more from concerned citizens, so that the 13-member board can make more informed plans for the shelter and its location.

"I want to hear criticisms and alternate plans as much as I can. It's critical," he said. "We all love this community. Everyone is our neighbor and serving the homeless can't come at the cost of community good."

Sherry said the decision to postpone construction of the new shelter came in part because of concerns from the group of downtown business owners and residents called Citizens for Protecting Corvallis. The group, which has voiced opposition to the proposed location on Southwest Fourth Street, hosted a public meeting in August at the Corvallis-Benton County Library that drew more than 150 people.

"I think we have to listen and do our best to serve and adjust what we can," Sherry said, noting that he is open to hearing more about alternative sites previously researched by Citizens for Protecting Corvallis. "With dicey issues like this you can never please everyone but that doesn't mean we shouldn't work to do all that we can. And we can't do that unless we listen."

The initial discussions on alternative sites came after an April 28 meeting that drew more than 70 citizens and downtown employers, most opposed to the permanent homeless shelter downtown.

Gregg Olson, the new Housing First executive director, said the group still intends to open

a permanent shelter to replace the men's and women's shelters. He added that he and members of the board have heard the concerns from downtown business owners and other concerned citizens and the board is looking to find solutions that the community can support.

"People will talk about their personal experiences with people defecating on their steps in front of their businesses. That's a real story. That's a human story and that hurts me when I hear that," he said. "But if people don't hear about these human beings are being helped with these services, then they can't see why this is important."

Sherry said neither the downtown location nor the specific building plans are set in stone.

"We're looking at both of those things," Sherry said. "There have been some great suggestions by community members on things that would alleviate some of the problems they experience. And we're looking very closely at that and may revise the building order or how it functions or some of the additions to meet those concerns."

The current plan for the all-purpose facility calls for 50 men's beds and 20 women's beds in separate, unconnected sections of the building, showers in each of the men's and women's areas, and coordinated services with Stone Soup and the Corvallis Daytime Drop-In Center. The organization is looking to raise more than \$3 million to build the facility.

In addition to announcing the postponement of the groundbreaking, Housing First representatives announced plans to host several public information meetings in the next six months. The first meeting is scheduled for 7 p.m. Wednesday, Sept. 23 at the Corvallis-Benton County Library.

"There's a great deal of community interest here," Sherry said. "I hope that our public meetings and the adjustment of our plans will assure people that we are doing all we can to be good neighbors."

Charlie Ringo, a member of Citizens for Protecting Corvallis, said Friday he welcomed the news of the postponement.

"That's wonderful and heartwarming to hear. It gives us a chance to work together to find the best solution for the community," Ringo said. "I think people recognize that even though there's been some sharp disagreement that people are coming at this in good faith."

Ringo said there is growing interest in convening representatives with the city, Benton County Board of Commissioners, Housing First, Citizens for Protecting Corvallis and other interested parties in a work group to discuss the various options.

"I'm looking forward to working together with everyone on hammering this out," he said. "Nobody wants to put the screws to the homeless. And nobody wants to destroy downtown Corvallis."