

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES
September 19, 2016**

SUMMARY OF DISCUSSION

Agenda Item	Outcome
Executive Session 1. Status of employment-related performance Page 291	<ul style="list-style-type: none"> • FIO
Proclamation/Presentation 1. Proclamation: International Days of Peace 2. Presentation: Corvallis Housing First Men’s Cold Weather Shelter Pages 291-292	<ul style="list-style-type: none"> • FIO • FIO
Community Comments 1. Men’s Cold Weather Shelter Proposals (various) Pages 292-295	<ul style="list-style-type: none"> • FIO
Consent Agenda Pages 295-296	<ul style="list-style-type: none"> • Consent Agenda <u>passed U</u>
Unfinished Business 1. 2016-17 Men’s Cold Weather Shelter Proposal 2. Pastega Property Comprehensive Plan Map Amendment Deliberations Pages 296-305	<ul style="list-style-type: none"> • Released funding to CHF this year; no funding next year unless shelter is relocated <u>passed 7-1</u> • Tentatively approved subject to formal findings <u>passed 5-4</u>
Ordinances and Resolutions 1. Resolution accepting \$84,343 grant to construct restroom at Willamette Park 2. Resolution for \$45,930 supplemental budget appropriations transfer Page 306	<ul style="list-style-type: none"> • RESOLUTION 2016-33 <u>passed U</u> • RESOLUTION 2016-34 <u>passed U</u>
New Business 1. Proposed renaming of Shooting Star Trail to Betty Griffiths Trail 2. Review of Council Policy 2.09, “Mayor and Council Orientation” Page 306	<ul style="list-style-type: none"> • Renamed trail <u>passed U</u> • Approved Policy as recommended by staff <u>passed U</u>
Mayor’s Reports 1. United Way Day of Caring 2. Distracted Driving Awareness Day 3. IC2040 booth at Fall Festival Page 307	<ul style="list-style-type: none"> • FIO • FIO • FIO
Councilor Reports 1. CATF public outreach (Baker) 2. Riverfront path, park insurance, 35 th Street railroad crossing upgrades (Glassmire) 3. Comprehensive Plan unresolved issues list (Bull) Page 307	<ul style="list-style-type: none"> • FIO • FIO • FIO
City Manager Reports 1. City Manager’s Report - August 2016 2. Council Goals Public Outreach Update 3. December City Council Meetings Pages 307-308	<ul style="list-style-type: none"> • FIO • FIO • Canceled 12/19 Council meeting <u>passed U</u>; scheduled 12/12 special Council meeting <u>passed U</u>

Glossary of Terms

CATF Climate Action Task Force; FIO For information only; IC2040 Imagine Corvallis 2040; U Unanimous

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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 5:31 pm under ORS 192.660(2)(i) (status of employment-related performance) to discuss the City Attorney and Municipal Judge evaluations. The executive session adjourned at 6:24 pm.

PRESENT: Mayor Traber; Councilors Baker, Beilstein, Brauner, Bull (5:40 pm), Glassmire, Hann, Hirsch (6:22 pm), Hogg

ABSENT: Councilor York

I. CALL TO ORDER

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 6:31 pm on September 19, 2016, 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, Brauner, Bull, Glassmire, Hann, Hirsch, Hogg

ABSENT: Councilor York

Items at Councilors' places included a letter from the Corvallis Sustainability Coalition regarding the International Days of Peace Proclamation (Attachment A), testimony from Maggie Cooper related to the men's cold weather shelter (Attachment B), and an e-mail from Kevin Fitzpatrick and staff memorandum regarding the Pastega Properties (Attachments C and D, respectively).

IV. PROCLAMATION/PRESENTATION/RECOGNITION

A. Proclamation: International Days of Peace

Mayor Traber read the proclamation, which was accepted by Valerie White.

Ms. White thanked the City for their support of this annual event. She added her appreciation for the sustainability efforts made by the City and Benton County.

B. Presentation: Corvallis Housing First Men's Cold Weather Shelter

Brad Smith, President of Corvallis Housing First (CHF), and CHF Board Members Judy Ball and Sara Power referred to the CHF follow-up materials included in the meeting packet. Mr. Smith said the two pivotal questions remaining after the September 6 Council meeting were related to: 1) who are the specific CHF partners and the characteristics of those interactions, and 2) what are the plans for the upcoming year. The follow-up materials included an outline of CHF partners and their respective relationships and activities. CHF is actively developing programs for the upcoming season, including the logistics of what, how, where, and when services will be provided. It will be a significant expansion of the services for this segment of the population. CHF will further refine expected behaviors and more actively enforce behaviors that are not acceptable. The intake selection process has been established and will be activated if Council approves funding the shelter this winter.

Councilor Hann commented that the materials appear to be a rough draft. He inquired as to how much time CHF would need to provide a more thorough plan to address community concerns. Mr. Smith responded that at the end of the September 6 Council meeting, it was not clear what Councilors were asking. The follow-up materials were a first response to Councilors' questions and additional clarity was needed to respond more thoroughly.

In response to Councilor Bull's inquiries, Mr. Smith said activities that occur outside of the shelter are considered if there is first-hand knowledge and it is clear an individual is in violation of the good neighbor policy. Second- and third-hand reporting of incidents is more difficult. Enforcement includes banishment on a gradual basis and varies according to the nature of the incident. Mr. Smith cautioned that once an individual is banished from the shelter, they remain on the street for that same period of time and are no longer under CHF control.

Councilor Hann expressed an interest in learning what other programs could be offered during the two-hour time gap when the shelter closed in the morning and when the Corvallis Daytime Drop-In Center (CDDC) opened.

Mr. Smith confirmed for Councilor Baker that CHF did not intend to not continue the shelter at its current location in subsequent years; however, it would be inappropriate to say it would never reopen at the current location. Ms. Power added that the partners are committed to finding another location for future years.

Councilor Glassmire encouraged CHF and their partners to begin planning for next year. Mayor Traber added that the Council shared in the responsibility.

V. COMMUNITY COMMENTS

Note: All Community Comments related to the Men's Cold Weather Shelter proposal.

Sami Al-Abd Rabbuh encouraged Council to make a decision now without further analysis. It was more important to get vulnerable people into homes and shelters, not just during severe weather conditions. Council should listen to the community and plan, but also act immediately. Abolishing poverty is part of the sustainability goals.

Fred Penning spoke in support of Mr. Megy's proposal to house veterans. He said it is the responsibility of everyone to find the best site for the cold weather shelter that did not encroach on good business. Councilor Hann noted the decision about the cold weather shelter did not negate Mr. Megy's proposal.

Jim Moorefield, Willamette Neighborhood Housing Services Executive Director, said previous discussions about the cold weather shelter included short-term and long-term solutions. Many chronically homeless people have disabilities and are protected under fair housing laws which cover all housing types, including shelters. Part of the discussion has been to potentially change various zones as they apply to homeless shelters. Any efforts to restrict homeless shelters to only industrial zones that do not allow residential uses as an outright or conditional use would be a violation of fair housing laws.

Councilor Beilstein said it is unlikely Council would create an obstacle to placing a shelter in a residential zone. He inquired whether establishing use in an industrial area that is specific for a shelter would violate fair housing laws. Mr. Moorefield explained it would be a violation if the code was amended to allow only shelters in industrial zones. What is acceptable to the public is only one criteria.

In response to Councilor Hann's inquiry, Mr. Moorefield said he was not sure how long it would take to provide a firm proposal with more detail. It was difficult to respond to general issues. The partners held many online discussions and a lengthy meeting ten days ago.

Andrea Myhre, Jackson Street Youth Services Associate Director, testified that this was the most significant collaboration of non-profit partners she has ever experienced. There has not been enough time to meet and understand all of the specifics. These long-term organizations are working with CHF because the issue is important enough to make a statement together without tasking one organization. This is a community issue. All of the partners are committed to continuing to seek ideas for making the shelter and surrounding neighborhood safe.

Councilor Glassmire supported the efforts of the partners. He expressed concern about the process and wanted it elaborated on, especially about what happens when something goes wrong.

Ms. Myhre clarified that the partners will be meeting on a regular basis and they recognize it is their responsibility to respond to issues that might arise.

In response to Councilor Hann's inquiry about when the partners will seek clarity about the ideas and suggestions forwarded from community members, Ms. Myhre confirmed the partners have discussed some of the ideas. Some suggestions were not best practice standards and many partners are mandated to follow best practices. The Housing and Urban Development (HUD) website includes information about how shelters should be managed. HUD prefers a low-barrier emergency shelter and mandating sobriety standards is not recommended. The partners will consider how to incorporate practices that are utilized nationwide.

Martha Lyon, Community Services Consortium Executive Director, explained that a harm reduction shelter does not include drug and alcohol treatment or any of the other services some of the partners provide. Harm reduction shelters are established to keep people alive during a cold night and to keep them out of the neighborhood. Some suggestions, such as filling the gap hours between morning shelter closure and CDDC opening are issues that can be considered with additional financing.

In response to Councilor Baker's inquiry, Ms. Lyon said many of the partner organizations plan to donate their time this year. There are no funds to provide security or to open the CDDC earlier. CHF has 1.5 full-time equivalent employees to perform check-in and complete the reporting that has been requested by Council. A significant amount of funding is needed.

Councilor Bull requested that the partners' volunteer hours be tracked so that data can be used to help determine funding if the model is continued.

Sara Power said the goal was to provide a safe place for people to stay at night when they do not have other housing options. CHF is not responsible for the behaviors of every homeless person in Corvallis. CHF can be responsible for the people in the shelter twelve hours per night, but they cannot be responsible for those outside of the building. CHF cannot act on a complaint without a police report. There are several hundred volunteers who make the shelter happen each year. The volunteers give up their evenings and nights with their families to keep the shelter open.

Paul Cauthorn noted CHF did not return with a more detailed plan of how to interact with other agencies as requested by Council. He predicted past performance would be the best indicator of future performance. The CHF presentation was based on trust and faith. CHF is not taking responsibility for the people they attract into the neighborhood. The issue was not to decide whether CHF opened this year. Rather, it was about allocating Community Development Block Grant (CDBG) funding reserved from the last funding cycle. CHF has the potential to open without the CDBG funding. Releasing the funds indicates the Council endorses CHF.

Councilor Hann said the Council is endorsing that they do not want people to die in the streets in the winter. That, along with how to move forward is what is being decided. He inquired about other needed elements to respond to neighborhood issues.

Mr. Cauthorn disagreed that people would die in the streets this winter if the City did not allocate funding. The improvement needed for the neighborhood is for CHF not to open at the 4th Street location.

In response to Councilor Baker's inquiry, Mr. Cauthorn explained that Mr. Ringo's data revealed people only stay at the shelter a few nights during an entire season. A select group of people stay on a regular, but not continual basis. Most of this population has camps or other places to stay. Churches can help those who really need assistance.

Jeff Megy agreed that there is a strong obligation to help the homeless. He challenged the Councilors to house two or three homeless individuals in their own neighborhoods to alleviate the issues being placed on one neighborhood. This would be a reflection of Council's allegiance to solve the issues. Individuals could be moved to different locations each night and the obligation would be spread across the community. Mr. Megy referred to his offer to help CHF commercialize their property and make income to help solve the issue. In his letter to Council (included in Attachment E), he refers to providing equipment, such as rated sleeping bags, mobile shelters, and other items the 160 homeless people who do not seek shelter would use every night. Sharing the burden as a community proves the intent of finding a solution throughout the community without placing the entire burden onto one small downtown neighborhood.

Councilor Bull said Mr. Megy's comments are consistent with other testimony about not concentrating services and issues. She agreed with the suggestion to embrace this as an entire community problem and not a single neighborhood problem.

Councilor Baker said there was an immediate need and decentralizing shelter needs was a long-term solution. He inquired about whether Mr. Megy's proposal to house veterans at the 4th Street location can be done in conjunction with the CHF proposal.

Mr. Megy said the housing program for veterans is eight months from opening. He will not initiate any housing in that location with the comings and goings of the homeless population. The real problem is what is happening in the neighborhood. If the property was transformed into veteran or other types of housing, it would lend itself to public investment and the tax base would increase. His proposal can house 16 to 20 veterans on both lots and potentially more if CHF invested.

Councilor Baker noted Council does not view Mr. Megy's proposal as an either / or in relation to the downtown shelter. Mr. Megy said if the City is obligated in writing or by zone changes to the shelter not opening in this location in the future, he will invest with purpose.

Jeff Hess said CHF's mission statement is to provide shelter for people who are not accepted by Community Outreach, Inc. (COI) for various reasons. The CHF mission statement does not include providing social services they were being asked to provide. CHF is trying to find a solution and fill a gap, which is commendable. The services CHF was being asked to provide can be contracted outside of the CHF organization. The City could contract with a private security company to provide increased patrols and with COI to provide the other services. Rather than insisting CHF develop the expertise and collaboration, let CHF provide safe housing and do not force them to be an institution they did not set out to be.

Gregg Olson, CHF board member, announced that it takes six weeks to get the shelter open from the date it is approved. November 1 was six weeks away so if a decision about funding was not made tonight, the opening would be postponed. Some of the first contacts made with this population are health assessments through collaboration with Samaritan Health Services.

Written testimony was provided via the Public Input Form by Jan Napack (Attachments F and G).

VI. CONSENT AGENDA

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

- A. Reading of Minutes
 1. City Council Meeting – September 6, 2016
 2. City Council Work Session – September 7, 2016
 3. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Economic Development Advisory Board – August 8, 2016
- B. Schedule a public hearing at 7:30 pm on October 3, 2016, to consider recommended Comprehensive Plan Text Amendments to incorporate the 2013 Airport Master Plan as a supporting document to the Corvallis Comprehensive Plan (CPA15-3)
- C. Schedule a public hearing at 7:30 pm on October 17, 2016, to consider a Comprehensive Plan Amendment related to Oregon State University (CPA13-1)
- D. Acknowledgement of receipt of Majestic Theatre Fourth Quarter Report

- E. Announcement of appointments to Community Involvement and Diversity Advisory Board (Wershow, Vignos, Schreiber)
- F. Approval of an application for an Off Premise Sales liquor license for Saleem S. Noorani, owner of Cork & Bottle Shoppe, located at 935 NW Circle Boulevard (New Outlet)

The motion passed unanimously.

VII. ITEMS REMOVED FROM CONSENT AGENDA – None

VIII. UNFINISHED BUSINESS

A. 2016-17 Men’s Cold Weather Shelter Proposal

Mayor Traber noted that shelter-related e-mails received by Council after September 6 were included with the minutes as Attachment E.

In response to Councilor Hann’s inquiries, Police Chief Sassaman said if a security company was available to assist CHF and the neighborhood, and there was an incident, the security company would most likely call the Police Department to discuss a behavioral issue. If the issue rose to the level of criminality, the Police Department would respond. The security company would manage other behavioral issues. A staggered opening of the shelter might alleviate the problem of individuals congregating and/or heavily drinking alcohol just prior to the nightly opening.

Chief Sassaman clarified for Councilor Beilstein that it would be more expensive to add more resources to the Police Department for shelter security than it would be to hire a private company.

Chief Sassaman confirmed that the Police Department has a good working relationship with Benton County Mental Health. Officers understand that when someone is in a mental health crisis, the presence of a uniformed officer can sometimes exacerbate the issue. Officers count on mental health professionals to help defuse those situations.

Councilor Hogg said four years ago he proposed a Council goal to address homelessness. He was disappointed Council rejected the proposal from COI since it would have provided professional services and helped the homeless to better integrate into the community. Prior to any approval by Council, CHF needs to respond to the request made by Council, which was to address the concerns of the neighborhood. Many suggestions about appropriate safe guards were forwarded to the Council’s public e-mail accounts and some were included in the meeting materials. CHF can incorporate these suggestions into their proposal. To simply vote for a proposal that did not include any of the safeguards Council requested is disrespectful to the families that live in the adjacent neighborhood. Councilor Hogg said he would not support a vote to fund the shelter until CHF returns with a proposal that addresses neighborhood concerns.

Councilor Glassmire noted that Council tentatively approved the CHF proposal subject to reporting to Council with a more detailed plan of how supporting agencies and CHF would work together and how people coming into the shelter would be vetted. The motion did not require CHF to address neighborhood concerns. Councilor Glassmire

clarified that he supports addressing the neighborhood concerns, but the Council did not ask CHF to do so.

Councilor Hann opined that it was the intention that within the collaboration with the other agencies, CHF would develop additional programming efforts or ask the Council for additional assistance, if needed, to address neighborhood concerns. He understands that CHF is not a rehabilitation facility and that the CHF's mission is to provide shelter. He agreed with Councilor Hogg that it would be irresponsible to the neighborhood to move forward without additional detail. The behavioral expectations are passive and not clearly defined. He supported holding further discussions with Mr. Smith regarding additional elements and potentially additional resources. Councilor Hann added that he was committed to the shelter opening on November 1 and rejected artificial schedules that take away from the discussion.

Councilor Bull was sympathetic to the statement that CHF was being asked to do things outside of its mission. She expressed hope that the Council can find ways to effectively support what was being proposed and simultaneously address the impacts on the community for this winter. She requested information about the financial impact of addressing the time gap between shelter closing and CDDC opening. In addition to security, there was also concern about neighborhood cleanup. It is the City's responsibility to figure out how to help address the impacts on the adjacent neighborhood. She supported trusting the professionals who have rallied to support this heavily supported community organization to address the issue with the best idea available now.

Councilor Beilstein opined that CHF was being burdened with many expectations for items that are not a part of their organization. The community appreciates that CHF has provided a service for many years in an effective manner. He understands the shelter location is a burden on the adjacent neighborhood. Every neighborhood has some burdens that are different from other neighborhoods. The City should find ways to ease these burdens; however, the burden on that neighborhood as a result of not having a shelter might be far worse than having a shelter in the current location. He supported releasing the funds to CHF to operate the shelter and the City's continued participation with the Housing Opportunities Action Council (HOAC) to find solutions to greater problems. It was a mistake for the City and CHF to state the shelter will never be opened in the current location after this winter. It may be the best location next winter. There was no value for the City to condition the release of funds to CHF.

Councilor Hogg noted that shelters in other cities have strict behavior rules enforced inside and outside of the shelter. There have always been homeless individuals in the community. Neighborhood conditions worsened and complaints began when the shelter opened at its current location.

Councilor Baker said there is a need to deal with whether the shelter will be located in the current facility in the future. If that issue can be resolved, the neighborhood and Mr. Megy will have certainty as to the future. CHF stated their intent that this be the last year at the current location. The community wants to provide shelter for the homeless and there can be a vision for the future as the community works together to find a solution. The current shelter location has become such an issue in the community that removing it from consideration as a future location could allow discussions to occur about future steps, providing services, and addressing related issues. He would prefer to

include a term related to the current shelter location. Additionally, Council could set aside match or challenge funding to ensure the importance of finding a solution for the future.

Councilor Brauner understood why CHF could not definitely state they would not use the current location in the future. If an alternative is not found, potentially the shelter will operate in the same location next year. The issue for the Council was what kind of funding the City could provide. He agreed that satellite-type housing was a good approach. It can be several locations that accept a few people or a rotating shelter that can accept many. With as many agencies concentrating their efforts on providing services with CHF, the shelter would not be operated as it has before. The Council has opportunities to show a commitment to not allow the shelter to operate in the current location next year. There are restrictions in zoning that only allow this type of housing in residential zones. Opening up industrial sites is an option as conditional use. He supports Council initiating a land use change that allows shelters in industrial zones and to make any shelter location in the downtown area a conditional use instead of a permitted use. That will help find alternative locations for shelter operations. In the meantime, the funds need to be released to CHF so they can move forward with planning. In response to comments about releasing additional funds, Councilor Brauner said the City has already provided funds to help address the issue by allocating money to help build a long-range plan with Benton County.

Councilors Brauner and Bull, respectively, moved and seconded to release the homeless shelter funding for this year to Corvallis Housing First.

Councilor Hirsch said he could not support the motion because he made a commitment to the neighborhood to not allow the shelter at the current location after this winter. That condition should be part of the motion, which may create some urgency for additional collaboration. He would prefer to see a commitment from CHF for additional boundaries and more enforcement of the guidelines for those staying at the shelter. He would support a motion to release the funding if it included not allowing the shelter at the current location after this winter.

Councilor Hann said he was not asking CHF to change their programming. He had hoped they would return to Council with a plan to stagger the intake hours or request additional funding to expand shelter hours to fill the gap of time between shelter closing and CDDC opening. He was disappointed that only an outline of programming without detail was submitted. Council may be able to address maintenance of the neighborhood and additional security separate from CHF funding. Although he appreciated the many hours the partners have spent in meetings and collaborations, the neighborhood has spent thousands of hours in the last four years cleaning up, contacting law enforcement, meeting with their Councilors, and preparing documents to try to resolve this issue. There needs to be a better conversation with CHF about why they believe the additional issues the City wants them to consider will not work.

In response to Councilor Baker's inquiry, City Attorney Brewer explained that the Council could initiate a land use change that would require CHF to go through the land use process if they wanted to locate the shelter in the same location next year. The shelter is currently operating under a temporary use permit. The Council could add some guidelines about what is allowed under a temporary use permit. Fair housing issues would need to be considered. All of the residential zones in the city have the possibility

of group housing and some allow congregate care housing as a conditional use. Council did not have the authority to tell CHF they cannot operate a shelter in the same location next year. Council can express their intention not to fund a shelter in that location, but that decision would be up to the next Council.

Councilor Baker clarified for Mayor Traber that he was not considering an opportunity for CHF to sign an agreement with the City to not locate a shelter in the same location next year; however, it could be an alternative. He said he wanted to support the motion, but also shared Councilor Hirsch's concerns about not stipulating an end to operating the shelter in the current location. Land use changes can be challenging. He suggested the Council provide direction regarding the temporary use permit by stating it did not anticipate approving the permit at this location in the future.

Councilor Brauner did not believe a solution of how to stop CHF from using the same location next year could be part of the motion. The intent is that the City will look at solutions to not allow the shelter to operate in the current location in the future. The Council has tools they can use over the next six months to find other possible locations for the future. The Council may choose to provide additional funding to help with neighborhood solutions such as cleanup and security. There is no incentive for CHF to work toward this type of planning if there is no decision about funding.

Councilor Bull stated support for the motion with the expectation that the City receives information about the cost for neighborhood cleanup and funding required to open the CDDC when the shelter closes in the morning. She was also interested in learning about a specific program to monitor behaviors.

Councilor Glassmire inquired whether a joint working group involving the social service agencies and the neighborhood was probable. The situation had become very contentious; however, the City could consider spending funds to facilitate this if the groups were willing to try to work together to develop solutions.

In response to Councilor Hann's request to obtain CHF feedback, Mr. Brewer explained that the Council could table the motion, withdraw the motion, or set aside the motion to invite someone from the audience to discuss the issue further.

Councilors Hann and Hirsch, respectively, moved and seconded to table the motion until later during the meeting. Based on a roll call vote, the motion passed seven to three with Councilors Baker, Beilstein, and Brauner opposing.

Mayor Traber recessed the meeting from 8:26 until 8:36 pm.

B. Pastega Property Comprehensive Plan Map Amendment deliberations

There were no declarations of conflicts of interest. Mayor Traber declared a joint ex parte contact for the entire Council via an e-mail received from Kevin Fitzpatrick (Attachment C). There were no declarations of not being able to remain fair and impartial after receiving the e-mail. When Councilor Hirsch returned to the meeting at 8:39 pm, he confirmed that he did not have a declaration of conflict of interest, and could remain fair and impartial after receiving the e-mail from Mr. Fitzpatrick. Councilor Bull declared a site visit stating that she drove around the area to look at the surrounding

properties. There were no rebuttals to the declarations or disclosures, including the e-mail that was inadvertently entered into the record.

Mr. Brewer announced that copies of the e-mail from Mr. Fitzpatrick were available in the back of the room. The e-mail referred to decibel levels from the warehouse at the Corvallis Pepsi Plant facility.

There were no objections on jurisdictional grounds.

Associate Planner Amiton noted that the meeting materials included responses to questions posed by Councilors before or during the public hearing. An additional question posed by Councilor Glassmire was responded to by staff in a memorandum left at Councilors' places (Attachment D).

Mr. Amiton responded to additional questions:

- The Environmental Protection Agency has studied various land uses and noise generators in terms of decibel levels and the applicant provided some decibel information after the close of the public hearing.
- Early last year during an informal conversation, the Economic Development Manager did not express concern about this application and specific site as it related to economic development in the community.
- The boundary area setback within the General Industrial (GI) zone was not less than 100 feet from any residential, Agricultural-Open Space, or Willamette River Greenway property line. Capitalizing "Agricultural-Open Space" and "Willamette River Greenway" references those areas as zones. Staff interpreted 'residential' as similar in kind, so it was in reference to zone, not use.
- On this application, it would not matter whether it was "zone" or "property" to meet the 100-foot setback requirement. The setback could potentially influence the GI developments to the west on the other side of the Mixed-Use Employment (MUE) zoned property. Neither interpretation would trigger the 100-foot boundary area setback within GI because it was further back than 100 feet from the subject site.
- The MUE property was not subject to this Council decision. The Council was only considering the low-density residential property between the MUE and adjacent residential development to the east.

Councilors Hann and Brauner, respectively, moved and seconded to tentatively approve the proposed Comprehensive Plan Amendment (CPA14-3), based on the recommendation from the Planning Commission and staff, and based on findings presented by the City Council during its deliberations, subject to the adoption of formal findings at a subsequent City Council meeting.

Councilor Glassmire was not opposed to residential development on the site; however, the City was in need of high-density residential development, not lower density. He stated intent to oppose the motion.

Councilor Hirsch said, although he would like to support the Pastega family and the motion, he was concerned about the businesses around the area. He would not support the motion.

Councilor Baker stated that the public hearing testimony received by representatives of the two surrounding businesses swayed his decision to oppose the motion. He supported more residential development in the city, but respected the businesses already located in the area.

Councilor Hogg would oppose the motion based on his concern for the two existing businesses and their considerable financial investment in their property. There was no protection for them from the City's noise ordinance and they were at risk for complaints issued, which could potentially cause them to close their businesses.

In response to Councilor Bull's inquiry, Mr. Amiton clarified that if the Comprehensive Plan (CP) Amendment was approved and the low-density residential property was built to code, there would be no public process in which to place conditions. The MUE property adjacent to the subject property included a non-residential Planned Development Overlay that would require a public process, which could include compatibility concerns.

Councilor Hann shared the concerns for the two businesses, but did not believe it was a criterion the Council could use to make a decision and, therefore, it could not be upheld. The applicant had met the criteria. Voting against the CP Amendment placed the Council into a position of defending that decision. Councilor Brauner agreed.

Councilor Baker said the potential for forcing neighboring businesses to relocate outweighed the benefit. It also sent a negative message to future business. He understood that when the public hearing was closed, the record was also closed, even though the Council asked for the decibel information from Mr. Fitzpatrick. He requested that it be clear in the future to the Council and the applicant about providing information after the record was closed.

Councilor Bull said the CP reflects community values and should address these issues. Although it was not a typical land use decision, the Council was frequently asked to amend the CP. A CP Amendment is a subjective decision made by the Council about what was best for the community, whether the proposal was needed, and if the proposal met the need. The Council should not fear an appeal of a CP Amendment. The proposal included residential and MUE, which was a good transition between GI and residential. What existed in this area was a good example of high-quality affordable housing and the proposal was a good neighbor for what was already located in the area. The Council heard that the property had not been a desirable GI location for development. Under the proposal, the property could be developed in a way that was sensitive to the existing industrial uses and as a benefit to the existing adjacent residential uses. She would support the motion.

Councilor Hirsch said compatibility was a legitimate decision making tool. As subjective as it may be, the proposal was incompatible with existing businesses.

Councilor Brauner added that testimony from the businesses during the public hearing was related to previous experiences that forced them to move to another location. The Planning Commission took into account buffering between residential and MUE and the two existing businesses located in the GI. His decision to support the application was balanced by the oversupply of GI property and undersupply of residential zoning.

Councilor Beilstein said the proposal was the best use of the property. Through the Buildable Lands Inventory Urbanization Report and the work of the Housing Development Task Force (HDTF), this type of development was being recommended by HDTF – rezoning the oversupply of GI to residential zoning. A major factor in the cost of housing in Corvallis was the availability of buildable land. Unless something could be done to increase the availability of buildable land for development, there would continue to be expensive housing in Corvallis. The compatibility issues were not significant and could be nonexistent. He agreed that the community needed high density residential land, but not approving the CP Amendment would not add to the availability of high-density housing.

Councilor Baker noted that the business owners did not provide testimony to the Planning Commission. Corvallis needed additional housing; the question was where it should be developed.

Based on the following roll call vote, the motion passed five to four with Mayor Traber placing the tie-breaking vote:

Ayes: Brauner, Bull, Beilstein, Hann, Traber

Nays: Hogg, Baker, Hirsch, Glassmire

Mayor Traber announced that Council would consider the findings at a subsequent City Council meeting.

A. 2016-17 Men’s Cold Weather Shelter Proposal – continued

Councilor Hann requested CHF provide more details about neighborhood issues and other concerns.

Mr. Smith responded to the following previously mentioned concerns:

Behavioral Expectations – Expectations are posted in the shelter. Individuals using the shelter know the expectations and that there would be consequences for not complying. Uniform consequences are not always possible to enforce with this diverse group of people. Behavioral consequences are adjusted to the individual, the time, the place, and the circumstance. Additionally, CHF has little control over what happens outside of the shelter unless there is first-hand knowledge.

Staggered Opening – CHF will be using the vulnerability assessment tool that was included in the meeting materials. The intent of this screening tool is to identify the most vulnerable members of the population prior to the start of the season. The goal is to provide an earlier entrance time to the shelter for the 15 to 20 most vulnerable individuals that would likely utilize the shelter for the majority of the season. The shelter would allow these men to enter at 6:00 pm instead of waiting until the 7:00 to 8:00 pm opening.

Security – CHF monitors activities of the men in and around the shelter with a complex video system that includes seven cameras that continuously record. Films are kept for three days. If CHF receives a report that there has been inappropriate activity, CHF staff review the films so that decisions are based on evidence and not hearsay.

Morning Release – The shelter is not a lock-down facility. People are not allowed into the shelter after 8:00 pm. If individuals leave before the morning release time, they are

not allowed back into the shelter. Some individuals have jobs that start early requiring them to leave the shelter before it closes for the day. CHF does not have funds to staff the shelter past 7:00 am. Council could investigate increasing access to CDDC. It would be better for individuals needing the shelter and the neighborhood if CDDC could be open for longer hours.

Outreach – CHF did not have funds to address behavioral issues occurring in the neighborhoods. CHF did not have funds for a full-time or part-time behavioral councilor working with individuals as they are entering and/or leaving the shelter. This is a highly valuable function, but not within capacity at this time.

Community Meetings – CHF welcomed a monthly interactive discussion with the neighborhood if it focused on what more could be done that is productive and specific to make the interaction between the individuals using the shelter and the neighborhood better. CHF was happy to make changes that are within its capacity.

Ms. Power added that CHF responded quickly to issues that arose last year. A port-a-potty was installed after a concern was received about the lack of restroom facilities while individuals were waiting for the shelter to open. A complaint about individuals congregating on the car wash property resulted in a fence installation the following day.

Mr. Smith and Ms. Ball responded to additional inquiries:

- Gaps that need consideration include funding a security presence and an outreach provider who can work with the people who are congregating when the shelter opens and closes. The underpinning issues for many of the individuals using the shelter are drugs and mental health, and the physical health challenges that go along with those issues.
- The previous professionally mediated interactions included two CHF individuals and two individuals primarily involved in legal actions against CHF. There were a variety of reasons why the discussions were not productive. There was no lack of desire on the part of CHF for those discussions to be productive. To ensure future community meetings are less contentious, it would be helpful if the participants who represent the neighborhood could work with CHF to help form solutions that are collaborative. One solution could be to have various people, such as Councilor Hogg, function as moderators during community meetings. It was CHF's intent to make the community interactions productive.
- It was desirable to extend CDDC hours in the morning and evening. Costs to accomplish that were unknown at this time.
- Although it was the intent of CHF to not operate the shelter at the current location after this winter, it would be inappropriate to make that a definitive statement.
- There are enormous logistical and financial management issues related to a dispersed shelter model.
- Proposed funding provided by the Council would not cover all shelter expenses. Serious fundraising would need to occur to help with the remaining financial needs. To begin the intake assessment process, CHF needed the Council to release the funding.
- There was a lack of clarity of what CHF would be evaluated on in the future. Beyond the monthly CDBG reporting, what else was the Council looking for, when did the Council want it, and to whom is it given?

- The six-week prep time to open the shelter was a real number; opening logistics are substantial.
- The CHF proposal was different from previous proposals. There are true partnerships between CHF and other agencies in an attempt to be successful and respond to issues.

City Manager Shepard said, although the discussion had been productive, the focus was on funding for the shelter. There were many questions about the future and what more the City could do related to security, additional hours, and other concerns. Those issues can be dealt with after the Council decides about shelter funding. One of the biggest issues related to the CHF proposal was understanding how behavioral issues are addressed. Attachment 3 of the CHF meeting materials, Guidelines for Guests, included passive language such as “may” or “can.” There is no specific consequence for every offense. Perhaps not every offense should be treated the same; however, some clarity on definitive rules and consequences would show a commitment to behavioral issues. CHF could report on the number of violations at the end of the season. Mr. Shepard agreed that CHF cannot deal specifically with people when they are outside of the shelter and the City should not ask them to do so. CHF could task some individuals using the shelter to pick up trash within a two-block area around the shelter before they leave for the day. There could be a commitment to hold at least monthly neighborhood meetings and provide minutes of those meetings to Council at the end of the season. Mr. Shepard added that Council should consider whether the City will fund CHF this year and identify a few small items Council could require of CHF that are within their capacity. Additional funding and long-term solutions can be discussed after this initial consideration.

Councilor Beilstein said the shelter was not a City shelter and the City’s contribution was small. This was a community effort to provide services the City was not able to provide. CHF was attempting to improve their services and it was not Council’s business to tell them how to do it. The City funds 20 different agencies without putting conditions on those funds. CHF would continue to provide a better quality service if they can. They cannot be conditioned to perform as if they are City staff.

Councilor Bull said there was no right to be served by the shelter. A mechanism can be adopted to deal with behavioral issues at the shelter and in the neighborhood. Neighborhood meetings should include discussions about behaviors. A program to have shelter guests help clean up the neighborhood would be welcome, but there may be no way for staff to monitor that program.

Councilor Baker preferred that CHF provide certainty that the shelter would not operate at the 4th Street location in the future. The Council needed to send a message to the community to address neighborhood concerns and assist CHF with their mission and planning.

Councilors Baker and Hirsch, respectively, moved and seconded to amend the motion to release the homeless shelter funding for this year to Corvallis Housing First, and pass a resolution that states the City will not fund the shelter in its current location after this winter and will pursue other options with the community for providing the continuum of care.

Councilor Hann preferred a motion separate of the funding. The Council could limit the number of years the temporary use permit was allowed or take other avenues to address the issues. He would not support the amendment.

Councilor Brauner supported the community working together toward other opportunities and the intent to not provide funding in future years if the shelter operated in the same location; however, the proposed amendment placed the Council above supporting the efforts of CHF and other organizations.

Councilor Baker clarified that the second part of the motion was to reiterate that the Council was participating with HOAC and other programs. The intent was not to change the Council's leadership role.

Councilor Bull agreed that there were better ways to address how the City would pursue other options. She said it was not adequate to defer to the other organizations as the issue is physically in Corvallis. The Council could take a leadership role in finding a better location for the shelter.

Councilor Hogg stated support for the amendment. It was important for the neighborhood to know that this was the final year for a disruptive program in their neighborhood. The amendment provided clarity for everyone in the community.

Based on the following roll call vote, the amended motion failed four to five with Mayor Traber casting the tie-breaking vote:

Ayes: Hogg, Baker, Hirsch, Glassmire

Nays: Brauner, Bull, Beilstein, Hann, Traber

Mayor Traber said the commitments included in the amendment were important for the Council to make, but they should not be tied to the funding motion.

Councilor Hogg said he would vote against the motion because there were no definitive rules of how violations would be treated to address behavioral issues, there was no commitment the shelter would not open again at the same location next year, and it was not clear that there would be any different results of neighborhood meetings than what has previously occurred. He anticipated that behaviors and results would be the same as they have been for the last four years. It was not in the City's interest to fund a program that was disruptive without clear guidelines in place that would result in a different outcome.

Councilors Brauner and Glassmire, respectively, moved and seconded to amend the motion to release the homeless shelter funding for this year to Corvallis Housing First and not fund a shelter at the current location after this year.

Councilor Beilstein said he would oppose the motion since the next Council could overturn it. This Council could not make decisions about what the social service allocations might be next fiscal year.

Based on a roll call vote, the amendment passed six to two with Councilors Beilstein and Hann opposing.

The main motion, as amended, passed seven to one with Councilor Hogg opposing.

IX. ORDINANCES AND RESOLUTIONS

- A. A resolution accepting a grant in the amount of \$84,343 for the purpose of constructing a restroom at Willamette Park

Mr. Brewer read the resolution. Councilors Hirsch and Baker, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2016-33 passed unanimously.

- B. A resolution for a supplementary budget amount of \$45,930 to increase transfer appropriations in the General Fund and move all vehicle/equipment reserve balances to the Vehicle and Equipment Reserve Fund

Mr. Brewer read the resolution. Councilors Hirsch and Hann, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2016-34 passed unanimously.

X. NEW BUSINESS

- A. Proposed renaming of Shooting Star Trail to Betty Griffiths Trail

Councilors Hirsch and Brauner, respectively, moved and seconded to rename Shooting Star Trail to Betty Griffiths Trail. The motion passed unanimously.

- B. Review of Council Policy 2.09, “Mayor and Council Orientation”

Councilor Bull requested the following changes for the next review:

- Purpose – add guidance on how to be effective
- Guidelines e. – identify the participation

City Recorder Holzworth explained that the policy was reformatted to current City standards. She worked with Council President York on preliminary proposed changes, and then requested feedback from the full Council. The intent of the amendments was to simplify the policy and clarify the different sessions that would be offered for orientation and at the stages of being a prospective candidate, council candidate, and councilor-elect.

Councilors Brauner and Hann, respectively, moved and seconded to amend the policy as recommended by staff.

Councilor Brauner suggested that Councilor Bull provide specific language to staff so her suggestions can be considered at the next policy review.

The motion passed unanimously.

XI. MAYOR, COUNCILOR, AND CITY MANAGER REPORTS

A. Mayor's Reports

Mayor Traber announced that Friday, September 16, was United Way Day of Caring. Downtown landscaping received substantial work and a City team did interior painting at the Arc of Benton County.

Mayor Traber received a request to proclaim September 20 as Distracted Driving Awareness Day. Although the request was received too late to be included in the meeting materials, he urged the audience to be aware of this serious issue.

Mayor Traber reminded Councilors they were invited to participate in the Imagine Corvallis 2040 booth at the Fall Festival.

B. Councilor Reports

1. Task Force Updates

Councilor Baker announced that the Climate Action Task Force held three public outreach meetings. On September 27, the task force will review the public comments and move toward development of the draft Climate Action Plan. The item was for information only.

2. City Council Three-Month Schedule

The item was for information only.

3. Other Councilor Reports

Councilor Glassmire noted that friends visiting from Portland specifically complimented the Riverfront path.

Councilor Glassmire said that the liability insurance the City requires for park events was considerably more expensive than he anticipated. He commended staff for the recent upgrades to the 35th Street railroad crossing.

Councilor Bull requested that the list of unresolved issues related to the CP be provided to Council at the September 20 work session for the discussion related to the OSU-Related Comprehensive Plan Amendments. Mayor Traber clarified that the purpose of the work session discussion was to identify what other materials Council needed. Councilor Bull noted that there was no timeline for CP Amendments.

The items were for information only.

C. City Manager Reports

1. City Manager's Report – August 2016

The item was for information only.

2. Council Goals Public Outreach Update

Public Information Officer Rollens said the updated summary included in the Council meeting packet represented a lot of work by many people over several months. Every time feedback was requested regarding the Imagine Corvallis 2040 plan, the results far exceeded the consultant's expectations. Corvallis routinely provided 800-900 responses per survey. Other similarly sized Oregon communities resulted in 200-300 responses. The item was for information only.

3. December City Council Meetings

Councilors Hirsch and Hann, respectively, moved and seconded to cancel the December 19, 2016, regular City Council meeting. The motion passed unanimously.

Councilors Hirsch and Hann, respectively, moved and seconded to schedule a Special City Council meeting on December 12, 2016. The motion passed unanimously.

XII. ADJOURNMENT

The meeting adjourned at 10:16 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

ENGAGED PARTNERS

September 19, 2016

Champions

Alvin Eshe & Janet Wolf-Eshe
Anna-Maria & Jim Phelps
Biff & Maret Traber
Bud & Jan Ames
Charlie & Maria Tomlinson
Chris & Kate Mathews
Ralph & Marge Alig
Robert & Maria Scott

Mayor Biff Traber and Members of City Council
City of Corvallis
501 SW Madison Avenue
Corvallis, OR 97333

Sustainers

Block 15 Brewing Company
Cliff & Gay Hall
David Eckert & Annette Mills
David Wells
First Congregational - UCC
Jack & Elizabeth Elder
Jason & Kristin Bradford
Jeff & Maureen Kinevey Gump
Peter Greenberg
Peter Stoel & Karen Josephson
Phil Sollins
Scott & Chris Newsham

Dear Mayor Traber and Members of City Council,

The theme for this year's International Day of Peace on September 21st is "Sustainable Development Goals: Building Blocks for Peace." The 193 Member States of the United Nations unanimously adopted 17 Sustainable Development Goals at an historic summit of the world's leaders in New York one year ago. As noted on the United Nations website, "The Sustainable Development Goals are integral to achieving peace in our time, as development and peace are interdependent and mutually reinforcing."

Supporters

Audubon Society of Corvallis
Barker-Uerlings Insurance, Inc.
Blackledge Furniture
Brandon Trelstad
Carol & Ken Trueba
Cindee Lolik
Corvallis Radiology
Corvallis Waldorf School
Dan & Virginia Shapiro
Dave Persohn
David & Linda Smith
Don Alan & Roberta Hall
First Alternative Co-op
Gathering Together Farm
Good Samaritan Regional
Medical Center
Janet Throop
Jeanne & Richard Raymond
Jim Davidson & Valerie Caldwell
Kari & Pieter van Zee
Kathy Brewer
Laureen Hodges Urey
Lauren Burkum
League of Women Voters
of Corvallis
Lee & Suzanne Lazaro
Loma Hammond
Marie Long
Marilyn Henderson
Mike Beilstein
Pat & Betty Malone
Richard & Rosalie Clinton
Rochelle Murphy
Town & Country Realty
Valerie White

Not surprisingly, many of these goals and suggested actions mirror the action areas being addressed by the Corvallis Sustainability Coalition, such as economic vitality, energy, waste prevention, water, and health and well-being. Coalition volunteers and many of our partner organizations, including the City of Corvallis, have been working hard to advance the creation of a sustainable community.

The UN's last Sustainable Development goal, Partnerships, is what the Coalition is all about: working together to create a community in which the needs of the present are met without compromising the ability of future generations to meet their own needs. As the City Council moves forward on its current goals, particularly the Vision 2040 Plan and the Climate Action Plan, community partnerships will be more important than ever.

We are pleased that the Alternatives to Violence Team of the First United Methodist Church of Corvallis is sponsoring the "Pinwheels for Peace" event this Saturday, September 24, to recognize and celebrate the International Day of Peace and the Sustainable Development Goals. We encourage your support of this event and urge all who care about the future of our community and our planet to participate.

Sincerely,

Annette Mills, Facilitator
Corvallis Sustainability Coalition

Attachment A
Page 308-a

CORVALLIS PHYSICAL THERAPY
230 SW 3RD STREET, SUITE 212
CORVALLIS, OR 97333
(541) 257-2432

In my comments to City Council 09-06-16 I asked that City Council provide oversight to CHF through conditions/stipulations that would lead to a more workable and balanced situation for everyone involved. Afterward, I offered to forward some suggestions and was readily taken up on my offer. These are the ideas I and my associates wish to put forward.

When I listen to others and myself complain about the Men's Emergency Shelter managed by CHF the word **accountability** comes up in every conversation and almost every paragraph. Criticisms that CHF leaves others to pick up after their messes, sets their clients loose every day without even attempting to keep them out of other people's businesses and yards around their homes. Their clients experience no consequences for illegal, inappropriate or harmful behavior. CHF certainly has never offered to re-imburse neighbors for damages or even participate in the clean-up to my knowledge. The other phrase that comes up in every complaint is that once CHF becomes aware of a problem they **deny ownership** or **fail to follow through**. While CHF is performing a community service in providing shelter to the homeless, the businesses and neighbors became 24/7 unwilling participants in this charitable endeavor when CHF purchased the property making plans for a mega-shelter without community input of any kind.

Accountability between groups requires clarity, agreement and consequences. Once all parties involved understand the rules that guide decisions and agree to these rules, accountability becomes clear. In that vein I would:

- 1) Request that City Police present clear and specific information to CHF, neighbors and businesses that makes it clear:
 - a) where can the homeless legally spend their time?
 - b) where can the homeless not legally spend their time?
 - c) how does the SRN work and what behaviors does it include?
 - d) when should the police be contacted?
 - e) what are annoying but not actually illegal behaviors?
 - f) what responsibilities do the businesses and neighbors have?
- 2) Before CHF volunteers leave in the morning after their shift they would do a sweep of the 2-3 blocks around the shelter in all 4 directions to pick up after the homeless; garbage, forgotten stuff and fecal matter. Urine would be rinsed off buildings. Not the whole area every day but the whole area every 4-5 days. Benton County Public Health could train them to safely dispose of human waste as all of us have had to learn how to do.
- 3) We agree completely that closure of the shelter should be delayed until the Day Time Drop In Shelter opens and absolutely until the school kids have left the neighborhood. No more standing in a group yelling sexual suggestions to school girls waiting for the bus.
- 4) CHF educates the homeless staying in the shelter about where they can go. We recommend a zero tolerance for illegal behaviors so that trespass into business properties including parking lots or trespass onto private property. These actions should be grounds for a warning, maybe two (as

this is the first year) but then eviction. Eviction could be either permanent at the beginning or over increasing lengths of time concluding in permanent eviction. Being homeless is not an excuse for harming others or their property.

5) CHF educates people staying at their shelter about acceptable behaviors. The Good Neighbor Policy developed by Bethlehem Inn provided to Council by Mr. Ringo is wonderful; you can only visit businesses as a customer, you cannot hang out in front of a business while waiting for the shelter to open. No specifics just "if you are causing problems for local business you will be evicted and evicted means you can never return". Certainly makes it straightforward, easy to understand and remember. We can expand this to include neighboring homes. The nuisance ordinance also has an entire list of behaviors. Again, a zero tolerance for troubling behavior. CHF is required to give this information to everyone who stays at the shelter, post it prominently and follow up/review/remind each person weekly. This would be part of their monthly reporting to City Council.

6) Given this rebellious population and their alcohol/drug fueled thinking, education alone into better behavior will not be sufficient. Education must be accompanied by enforcement. We believe that CHF will have tremendous difficulty following through with enforcement and should be required to develop a policy, that policy should be approved by Council and then aided/supported by City Council to set limits and boundaries through the oversight process.

7) Have CHF assign a board member/employee/experienced volunteer to carry a beeper during the hours the shelter is closed 7 days/week. That number would be provided to 100% of the neighboring businesses and homes within a 5 block radius and to the neighborhood association groups and Ward Councilor. When one of the homeless is acting out but not breaking the law neighbors and businesses could call, the person carrying the beeper would then promptly (within 30 min) come to that location; remind the homeless person of where they can legally be and that they are not to harass the neighbors. Having a member of CHF deal with these nuisances instead of the neighbors seems fair, after all this is their charitable project not that of the neighbors. It might also provide them with some feedback/insight into the problems that generate criticism from their neighbors. It will also cut back on Police costs as the number of calls to CPD could be decreased.

The calls that CHF receives, what actions they took and did resolve things for the neighbors would be part of CHF's monthly report to City Council.

8) CHF, proximate businesses, neighbors and CPD will all make monthly reports to City Council. Neighborhood associations and businesses will report about problems that have arisen, once notified how long did it take for CHF to arrive, what did they do about the problem and was the neighbor/business satisfied with the solution. Ignored problems or very late responses will be considered as failures of responsibility by City Council. CHF will report on problems encountered, solutions delivered and attempts to make the situation right. Numbers of calls, types of calls and resolutions in from businesses/neighbors and CHF should roughly match to keep everyone honest. CPD will report on all call they are involved in and the approximate costs.

9) City Council then disperses partial funding based on success. Success will be measured by did CHF control/ameliorate the impact of the shelter on its neighbors at a percentage that might start low but will rise to something reasonable; say 80-85% success in the above described parameters.

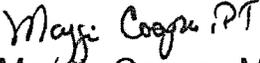
These are the conditions we believe might balance the situation that seems to be on a trajectory

toward even great divisiveness that what we are currently experiencing.

In a final note about this trajectory between the neighborhood homes/businesses and CHF: in addition treatment centers there is a saying that **"If nothing changes...then nothing changes"**.

It is our belief that as long as City Council agrees (reluctantly) to the downtown location other shareholders in this process will not step forward. The County will continue to be uninvolved in location of the shelter and allow the City to carry the majority burden. Groups having a scattered site available will not feel compelled to step forward because a solution already exists. Other neighborhoods will continue to advocate that the shelter is both required and needs to stay precisely where it is. The blight Councilor Bull spoke of fearing will worsen. An offer of permanent, affordable housing for veterans will evaporate; sober men who served our country. We believe that this is a time for leadership, making a right but inconvenient/uncomfortable choice. We strongly urge City Council to make this the very last year for this downtown location thereby tipping the balance toward others who would then be in a position to step forward and get involved in what is a community responsibility, not a neighborhood one.

Respectfully submitted,


Maggie Cooper, MS, PT

Holzworth, Carla

From: Holzworth, Carla
Sent: Thursday, September 15, 2016 3:02 PM
To: Mayor and City Council (External Website Publishing)
Cc: Shepard, Mark; Bilotta, Paul; Amiton, Rian
Subject: PUBLIC INPUT: PASTEGA PROPERTIES FOLLOW-UP

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

From: City Manager
Sent: Thursday, September 15, 2016 2:48 PM
To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>
Subject: Public Input Submission

Submission information

Time to take the survey : 9 min. , 22 sec.
Submission recorded on : 9/15/2016 2:48:25 PM

NAME/ADDRESS: Kevin Fitzpatrick, 2636 NE Belvue St, Corvallis

TOPIC: Pastega Properties

MEETING DATE: 9/19/2016

In answer to a question that was asked during my testimony on 9/6 regarding decibel level from our warehouse:

We do not have specific data for our Corvallis facility however like facilities decibel levels range from 97 to 104 decibels. If the city would like us to complete a formal study on the facility we could arrange to have on preformed.

Thanks

kevin.fitzpatrick1@pepsico.com

Disclaimer: This e-mail message is a public record of the City of Corvallis. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules. (OAR:166.200.0200-405)



MEMORANDUM

DATE: September 19, 2016

TO: City Council

FROM: Rian Amiton, Associate Planner

SUBJECT: Staff responses to additional City Council questions
(Pastega, CPA14-3)

In the packet for Council's September 19, 2016 deliberations, City staff provided written responses to several questions that were posed by City Councilors either via email or at the September 6 Public Hearing. Below is one additional question submitted by Councilor Glassmire via email after the publication of the packet, followed by a written response from Public Works Engineering – Development Review staff.

At the September 6 Council meeting I heard Lyle Hutchens explain that the application specified RS-6 zoning because the city infrastructure (water, sewer, storm drains, and transportation, I think) were adequate for RS-6 development. If you have time, could you estimate the effects on city infrastructure of higher-density development (RS-9 or RS-12)? Numeric estimates would be good, but even qualitative estimates would help. (Glassmire)

In the application, traffic analysis and utility calculations were evaluated as one site with 6 acres proposed as general industrial (zoned MUE) and 5.1 acres proposed as low density residential (zoned RS-6). For traffic, it is difficult to separate one part of the application and determine the impact without rerunning the intersection analysis for the site as a whole.

Traffic: The traffic analysis performed by the applicants traffic engineer evaluated the impacts of the development as a whole on the surrounding intersections. The traffic study assumed 30 units for the 5.1 acres and a total of 30 PM peak hour trips (single family homes). RS-12 with 20 units per acre could have up to 102 units. Based on ITE estimated rates for apartments, 102 units could generate approximately 62 trips in the pm peak hour, or about 3 times the trips of the RS-6 zone. While the level of service for the intersections are acceptable based on the existing proposal, without a revised analysis it cannot be determined with certainty the impact of an additional 40 trips. The north bound movement at the intersection of Belvue and Walnut was estimated to be LOS D (minimum

acceptable level of service) in the planning horizon year of 2036, the rest of the intersections are expected to perform at a level of service C or better.

Water: Based on the Corvallis Water Distribution System Facility Plan, the water demand would increase proportionally between the RS-6 (6 units per acre max) and the RS-12 (20 units per acre max) zones. Peak domestic water demand at the peak hour would increase 333% from 45 GPM to 150 GPM. Fire flows for low density is 1,000 GPM and for high density multi-family the fire flow is 3,000 GPM. The water demand for high density is similar to the existing GI designation due to similar fire flow demands.

Sewer: Per the Corvallis Wastewater Utility Master Plan, the sewer demand would increase proportionally between the RS-6 (6 units per acre max) and the RS-12 (20 units per acre max) zones. Peak domestic Sewer generation would increase 333% from 9 GPM to 30 GPM. Inflow and infiltration for 5.1 acres would remain the same at 14.28 GPM. Total sewer generation for RS-12 zoning would be approximately 44.3 GPM vs 27.3 GPM for the existing GI zoning.

Storm: According to the Corvallis Stormwater Master Plan (pg. 4-3), the percent impervious area for low density residential is 40%, for Medium Density 50%, for high density residential it is 63% and for industrial it is 60%. Storm drainage run-off from the site in either case would be subject to detention and water quality requirements. Detention regulates the flow to try and match the predevelopment flow rate for the 2 to 10 year storms. The total volume of runoff is greater with development, but it is released over a longer period of time. Base on the impervious area identified in the Master Plan, it is expected high density residential would have a slightly higher run-off than the GI zone, and medium density would have a lower run-off.

With final development proposals, the applicant will need to evaluate the capacity of the existing line and upgrade any capacity issues necessary to serve the development. With Comprehensive Plan and Zone Changes the analysis looks at relative impacts between the existing and proposed zones. If there are increases in impacts over the existing Plan/Zone designations the City would require a capacity analysis. The City has major sewer and water lines along the railroad tracks at Walnut Blvd.

MAYOR & COUNCIL EMAIL

Print

Font Size: - +

[\[Date Prev\]](#)[\[Date Next\]](#)[\[Thread Prev\]](#)[\[Thread Next\]](#)[\[Date Index\]](#)[\[Thread Index\]](#)

an idea

- *To:* ward1 <ward1@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx>
- *Subject:* an idea
- *From:* Rollie Baxter <rolliebaxter@xxxxxxxxx>
- *Date:* Sun, 18 Sep 2016 11:03:06 -0700
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=gmail.com
- *Cc:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx, jay.dixon@xxxxxxxxxxxxxxxxx, annabelle.e.jaramillo@xxxxxxxxxxxxxxxxx, anne.schuster@xxxxxxxxxxxxxxxxx

Hello Penny,

I have read some of the GT coverage on the homeless issue and have followed some of the communications on the Council email site.

I do not claim to be particularly well informed or to have any special expertise regarding the homeless. However, I, like many citizens, have some opinions or ideas. I would like to share those. This is obviously a big problem with no easy solution(s) (as Mater says). You are obviously getting a lot of input from well informed and adversely impacted people (Karas, Megy et al) as well as supporters of the 4th street shelter. It is good seeing so many in the community participating in the dialogue.

Observation: I frequently have been by the 4th street shelter site and have observed homeless in the vicinity and other locations around downtown. From my perspective it is a big problem and I would be quite upset if I owned a business or lived in the area. I certainly don't want what is happening in that neighborhood to happen in mine (or yours).

First thought: This is an issue that not only takes commitment but also requires facilities and money (capital and operating). This issue isn't going to be resolved or even improved without some infusion of money and a competent management team (in my opinion). It looks like the City Council agrees. This isn't going to be achieved by a group of volunteers meaning to do well but with limited authority and capacity (and perspective). While I don't think government has to be the solution to all issues, this one just isn't going to be resolved by an independent group of volunteers running off and taking action. They are simply going to create too many problems (as they have). So I think the City and County are going to have to exercise some authority and get their oars in the water, as you seem to be doing.

Second thought: The City and County have multiple issues, a few of which might be somewhat related. When thinking of a homeless shelter, I also think of mental health and counseling services (Benton County). I also think about police and jail facilities (City and County). I also think about emergency services and health care (Good Sam and Benton County). We know the County Health facility is grossly inadequate in many ways....I don't know of anyone who disagrees. We know the

County needs (or thinks they need?) a new jail facility.....I can go along. The City feels a need to expand the Senior Center...ok. All of these are going to take a big capital investment paid for by taxpayers.

Idea: The City apparently owns a big chunk of land (park) near Good Sam. It looks like 80 plus acres. Some of it appears well situated near Good Sam on the side of the hillside. Why not move the County Health facility to this location. Give the County the land they need in exchange for the County's health care site adjacent to the Senior Center. Also give the County land adjacent to Good Sam for a new jail, properly equipped and sized to assist with the homeless issue. Then in the same vicinity construct a homeless shelter of some appropriate size. City takes over the old County Health facility, demolishes it and expands Senior Center with adequate parking and facilities (retaining central location for seniors). Now we have sufficient facilities at one location (Pill Hill) to support the homeless....housing, counseling, health services and incarceration if needed. Transportation isn't really a problem - City can increase free bus service. And there are no adjacent neighborhoods to speak of (yet). Yes, it takes money. But citizens might support a comprehensive approach to solving multiple issues if the City, County, homeless advocates, jail proponents, senior advocates, and others came together. A coalition of community minded people with a vision and a plan. And my hunch is you would still have more than 40 acres of "history park" land available.

Request: Could you get some planners and financial people to look into this idea?

I am sure there are multiple flaws in this idea. And certainly there would be people opposed for one reason or another. But I think that incrementalism in approaching the homeless issue is not a good idea. The issue isn't just housing and the other issues in the community are linked and will compete if not comprehensively addressed.

The Council has a couple of tough years ahead with all the issues on your plate. I applaud your perseverance, dedication and thoughtful, collaborative approaches. We expect a lot but pay you little. Thank you for serving our community.

Rollie Baxter

MAYOR & COUNCIL EMAIL

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Fwd: Tom Sherry and Corvallis Housing First

- *To:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject:* Fwd: Tom Sherry and Corvallis Housing First
- *From:* Gregg Oberlin <greggoberlin@xxxxxxxxxx>
- *Date:* Sat, 17 Sep 2016 09:45:19 -0700
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=gmail.com

Dear Mayor and Council,

First of all, I wish to thank you all for taking this problem seriously and recognizing what a big problem this has become for any homes or businesses nearby and more importantly, the community at large.

I read Tom Sherry's letter to you and I want to take issue with it. He seems amazed that there is such a strong reaction to the downtown shelter. I met with Tom about a year ago myself and he is right, I told him that there is no compromise about the location of their shelter. Housing such a difficult group without any sobriety requirement is asking for trouble. Tom points out how many experts are on their board. Did they really think this would go smoothly? He admits that the shelter has increased the problems in that part of town. That is the main problem. When CHF leaves, there may still be homeless in the area, but how much worse have they made it? If they never sited this shelter there, we would undoubtedly have less of a problem. They maintain over and over that they are serving local men when their own documents prove that is not even close to true. I have served on the Grand Jury and heard several cases involving homeless men. I personally dread the opening of the shelter. Men gather around the area in the afternoon and trespass, litter, drink, urinate, etc waiting for it to open. I am now putting up a fence along the alley to reduce this foot traffic.

Corvallis Housing First has done far more damage to our community than good. They created the maelstrom. They have brought this vitriol on themselves. Their methods are flawed, They have been dishonest about who uses their program. They have attracted vagrants from other places to Corvallis. We tried to work with them to find another location, but they arrogantly insisted on this one. They should be ashamed of themselves. In my opinion, they should not be supported at all.

If the City wants to finance them this year, I really hope you impose conditions including a promise to close this shelter after this winter. I think the Council understands that it's primary duty is to the citizens of Corvallis and not outsiders that come here and bring nothing but negative anti social behaviors.

Respectfully,
Gregg Oberlin

MAYOR & COUNCIL EMAIL

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4th street homeless shelter

- *To:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject:* 4th street homeless shelter
- *From:* mater@xxxxxxxxxxx
- *Date:* Thu, 15 Sep 2016 20:53:32 -0700 (PDT)

Mayor and City Council members: please see the attached 'As I see It' I submitted to the GT.

Thank you for giving your time and talents in helping to define positive pathway. I am often reminded ... if it was easy, it would have already been done!

Catherine Mater

Attachment: [2016 CHF decision.doc.pdf](#)

Description: Adobe PDF document

As I See It: *Lessons in Serving the Homeless* (545 words)

I write this opinion piece on project site in Alaska where the front page of the Juneau Empire details the story of a community-wide supported Housing First project that just secured \$600,000 from the federal government for a 32-unit permanent housing facility including an on-site medical clinic to serve Juneau homeless residents. Access to the permanent housing does not require one to be drug free or sober. Contrast this to Corvallis, where (through funding in part provided by Good Samaritan Hospital), Corvallis Housing First (CHF) opened a temporary (4-months/yr) 4th street cold weather men's homeless shelter in 2013 without any outreach to community and neighborhoods. They opened their shelter immediately adjacent to an existing single family residential neighborhood separated only by a 10' alley. Since 2013, the shelter has operated a 7PM to 7AM shelter under highly contentious circumstances serving a high risk population – many with serious mental disorders and chronic drug and alcohol addictions. The volunteer-staffed shelter does (like Juneau) operate with no requirements to be clean and sober but has no case management skills on board. Last week the City Council made a 'preliminary' decision to again publicly fund the temporary shelter which is scheduled to open in November. Termed a 'no choice but to open' decision, city councilors underscored the inappropriate location of the current shelter, but with no other location immediately apparent to service this population, no other option seemed viable for this winter. The Council will render final 'conditions' attached to this year's funding at their next Council meeting

To be sure, high-risk populations are challenging to serve. Absent the CHF shelter, Good Sam loses money off of every homeless individual that ends up in their ER (thus their push for the 4th street location). All other existing homeless shelter operations in the community require clean and sober status for facility use. Churches in the community are unable to service this population due to liability and safety issues. To complicate matters, CHF has a \$500,000 lawsuit filed against it by surrounding property owners, city councilors have been advised by the Corvallis Police Chief that additional security services around the shelter and neighborhood by an already

over-taxed department cannot be provided, and surrounding property owners have successfully appealed their 2015 property tax values due to the location of the shelter (some receiving as much as \$100,000 reductions in assessed values resulting in less taxpayer funds to support other city and county operations). The County has stated they will not be providing financial support to run the shelter, so the responsibility seems to rest solely with the city. Recently court-subpoened records from CHF show that only 20% of the 286 individuals served at the shelter have lived in Corvallis since at least 2012. The bulk of the remainder arrived in Corvallis between 2013-2016 after the shelter opened coming from 31 states outside of Oregon. To place this in perspective, for every night the shelter houses 40 homeless men, only eight were Corvallis residents before the shelter opened.

I'm inclined to think we might learn something from the Juneau community in how to serve vulnerable populations in a community. Focus on servicing local residents. Focus on permanent affordable housing tied to continuing medical treatment. Achieve real community-wide support for facility siting and funding.

Catherine M. Mater
Corvallis resident

MAYOR & COUNCIL EMAIL

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Some thoughts on the cold weather shelter

- *To:* annabelle.e.jaramillo@xxxxxxxxxxxxxxxx, anne.schuster@xxxxxxxxxxxxxxxx, jay.dixon@xxxxxxxxxxxxxxxx, mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject:* Some thoughts on the cold weather shelter
- *From:* Meghan Karas <meghan.karas@xxxxxxxx>
- *Date:* Thu, 15 Sep 2016 17:31:54 -0600
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=gmail.com

Dear, Mayor, Councilors and Commissioners,

I recently read an email address to you and wanted a chance to address some of the writer's points. Please see the attached letter.

Thanks and have a nice day,

Meghan Karas
Avery Homestead Neighborhood Association

Mayor Biff Traber
Corvallis City Councilors
Anne Schuster
Benton County Commissioners

September, 14 2017

Re: Tom Sherry's letter Re: Corvallis Housing First Seasonal Shelters

Dear Mayor, City Counselors, Anne, and County Commissioners,

I read Tom Sherry letter regarding the 4th St shelter and wanted to address some of his points. His letter is another instance of Corvallis Housing First twisting aspects of the situation to meet their agenda. This is a complex issue and misrepresenting facets of it only creates more distrust and dysfunction.

As I'm sure you all know, I'm the president of the Avery Homestead Neighborhood Association. Our neighborhood abuts the property that the shelter is on.

The first item that I'd like to address is his assertion that his letter is solely his opinion. He repeatedly refers to "We" when discussing the shelter and CHF. Obviously, as a board member, he has insider information and perspective. That's totally understandable. My problem with it is that he can't remove

himself from that role and shouldn't be presenting his letter as such. It sets a tone that is at the very least murky, if not disingenuous.

He also says that he's "began to privately meet with many resident neighbors and neighborhood associations, along with many of the businesses located near the shelter." I have never met him. I emailed him last year to start a discussion about the shelter. CHF never reached out to me, I began the conversation. I find it offensive that in such a contentious situation that they would make it seem like they made first contact.

He goes on to state that "CHF has been inordinately and inaccurately maligned in public media, meetings, and from some City Councilors." He should try living in the neighborhood that is being sacrificed for their shelter. We have been subjected to letters to the editors, Facebook rants and face-to-face confrontations, loss of business, and a decrease in home values. I know that the board of Corvallis Housing First and their volunteers mean well and truly want the best for the homeless. What about rest of our community? Why does another group have to pay for the effects of a social ill?

We have always had homeless in the downtown area, both the residential neighborhood and the central business district. However, the number of homeless in our neighborhood has increased and the behavior has changed, too. I have lived in my neighborhood for almost 10 years and lived in the Avery Addition neighborhood before that. We have always had homeless and always had a good relationship with them. We know many names, many of them know our names. We give food and water, provide small jobs (for pay), leave cans and bottles for collection and give clothing donations. In short, we have had a positive relationship. That changed when the shelter opened. We started to see new faces and increasingly disrespectful behavior. Not to beat a dead horse, but we never had to clean up human feces, before. Littering is out of control. Empty bottles, broken bottles, food wrappers litter every alley and many sidewalks.

Tom cites CHF's statistics that our homeless population hasn't increased much in the last 10 years. I would suggest that when our police department disagrees with that assertion, perhaps CHF is once again misconstruing information.

As I said before, I contacted CHF for a meeting, not the other way around. I know that if they had contacted us first, we would have been far more open to compromise. At that point though, they had been in operation for 3 winters with zero outreach. That's not a very good way to build trust. Why would we compromise with an organization that doesn't show that they care about the affect they've had on our neighborhood?

They also claimed that they can't control the behavior of their clients, I disagree. I have attached the Good Neighbor policy of Bethlehem Inn in Bend. It very clearly states that their residents are not allowed to damage the shelter's relationship with surrounding businesses. It also states what the consequences of violating the policy are. CHF refuses to enforce a policy of this sort. It is their belief that serving their clients is more important than being good neighbors. It's absolutely their choice to run their organization that way, but they shouldn't then be surprised when the neighbors are disinclined to compromise.

After reading some of shelter incident reports, I would agree with his point that we feel that CHF isn't actually helping their clients. Every single night there is at least one incident. I can't imagine why Tom said at the last city council meeting that he wasn't aware of any incidents. Clients come and go with no regard for intake and release times. For someone who is staying at the shelter and trying to get rest,

that is extremely disruptive. They (the CHF staff and volunteers) routinely make note of assaults within the shelter itself and fallout from assaults that happen outside the shelter. The shelter staff check backpacks and bags, but drugs still get smuggled into the shelter. And here is note from the shelter's incident log: "Had to clean two piles of shit off the bottom bathroom floor. Garry says that it was Tom in bed 1. Need to push the guys to use the toilet. Gross!" I don't think that's simply gross, I think it's a health hazard. Human feces carry a plethora of bacteria and being exposed to could make the staff or clients very sick.

In addition, CHF is serving many clients who suffer from mental illness, allowing such a chaotic environment is not in those client's best interest. I'm not saying that CHF is necessarily making the mental illness worse, but the lack of enforced rules is not making it better.

I will also say, that criticism of the CHF shelter and how it's run does not, in fact, translate to a criticism of their other programs. The shelter is dysfunctional now. It is in the wrong location. And the CHF board has not handled the situation well. I do believe that a lot of this could have been mitigated if they had reached out and been responsive to our concerns. I would also suggest that each city councilor talk to some of their constituents. Find out how they feel about shopping and dining downtown when the shelter is open. I suspect that you'll hear that people don't feel comfortable. We have (at long last) a vibrant downtown, please don't let that be damaged.

Our homeless population is not the city's problem, the county's problem, and not 's my neighborhood's problem. It's a community problem. I agree that we need a place and a way to serve people who can't take care of themselves. It seems to me that the HOAC is correct body to tackle this issue. They have members from many involved organizations already and could incorporate more stakeholders. Neighborhood leaders? (hint, hint)

Thank you for reading this. I appreciate the time and energy you've put into this so far. It's a complex, emotional, challenging, and at times, frustrating issue. I know that we all want what is best for all members of our community.

Meghan Karas
Avery Homestead Neighborhood Association

MAYOR & COUNCIL EMAIL

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Suggestions for 4th Winter Shelter

- *To:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject:* Suggestions for 4th Winter Shelter
- *From:* Steve Germaneri <sgermaneri@xxxxxxxxxx>
- *Date:* Thu, 15 Sep 2016 14:44:11 -0700
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=gmail.com

Dear Mayor and City Council thank you so much for showing concern and taking action to both serve the chronic homeless while also protecting my neighborhood. I have had 4 years to observe the program or lack of provided for the difficult population CHF attempts to serve. Three suggestions I have had for them which they have not seemed too interested are:

1. Do a breathalyzer reading every evening when the clients check in and collect that data both for program decisions and individual client evaluation.

The current program encourages heavy drinking before check in and there is no consequence for being legally drunk every day. This information would at least give you data over time if their "encouraging" talk with the clients was perhaps having any impact. It would also help to identify who was using our neighborhood for their "happy hour". When I have mentioned this in their meetings with our neighborhood last year they were amazingly resistant to it. They seem to have a philosophy of total acceptance of all behavior with no judgement. I would suggest they are confusing compassion with enabling. In my research in Emergency Winter Shelter Programs in other cities I found a breathalyzer test is very commonly used to monitor clients for potential behavior problems and to measure improvement.

2. Have their morning check out time after 9:00 AM to avoid having the interaction with kids waiting for the school buses and to also allow for some discussion/planning with staff to give some positive direction for the day. My observation is the clients are released/shoved out the door with nothing to do but wander until that days check back in at 7:00. Ideally the program would have a location with space for activities that could occupy the clients

productively through the day and they did not need to be aimless all day everyday. This is a suggestion the neighborhood made when first dealing with the problems the shelter created 2 years ago. We suggested some land by the airport and also across the river where a garden could be created and dog kennels could have been developed that would provide a service to the city. CHF had absolutely no interest in this and actually seemed to dig

in stronger. They were going to be at the 4th St location regardless of what ever problem it created in our neighborhood.

3. Have some consequence for unacceptable behavior which then helps you to teach and establish what is acceptable. I understand their desire to be accepting and not judgmental but they are confusing this as compassion and in fact it is an enabling behavior that at times even appears co-dependent.

In summary I certainly feel a program to help the chronic homeless is important and CHF seems very persistent in wanting to serve this population which is very positive. There are some very good people putting a lot of energy towards that goal. I question though CHF's ability to make responsible decisions both for the chronic homeless and for the citizens/neighborhoods of Corvallis. It is unbelievable how badly they have handled this program the last 4 years both in dealing with the neighbors and addressing the needs of the chronic homeless. Judging by Tom Sherry the Public Relations advisor for CHF recent letter to the City Council they have learned very little over the last 4 years and would probably continue to make the same mistakes given the chance.

Sent from my iPad

MAYOR & COUNCIL EMAIL

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Fwd: CHF Decision

- *To:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx
 - *Subject:* Fwd: CHF Decision
 - *From:* Jeff Megy <jeffmegy@xxxxxxxxxx>
 - *Date:* Thu, 15 Sep 2016 16:24:44 -0700
 - *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=icloud.com
-

Sent from my iPad

Begin forwarded message:

From: Jeff Megy <jeffmegy@xxxxxxxxxx>

Date: September 15, 2016 at 4:20:58 PM PDT

To: mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Subject: CHF Decision

Mayor and City Council,

This is a letter to reflect some additional concerns about your decision to fund CHF this winter. I recognize that no one, including me, wants the homeless to suffer as a result of the extreme weather elements. I am referring to "where" CHF has decided to covertly acquire the location it currently occupies. Here are several snippets on the homeless and their impact upon our city.

Enabling Undesired Behavior

As I watch any episode of "Intervention" on television, I am reminded of how the City of Corvallis addresses homelessness. The episodes usually start with the family of the addicted preparing an "intervention" consisting of a choice. With the assistance of a counselor, the family starts the intervention by pronouncing their undying love for the addicted person and the wishes of improvement for the individuals physical health and well being. Next, the counselor presents a choice to the addict, "Get help now, or face being cut off by the family". The addict then must choose to get in the van and go to treatment or be cut-off of all the enabling previously done by the family. This enabling usually consists of sleeping in the basement or on the couch, buying fixes for the addict, buying food, giving them money to buy drugs, giving them rides, paying their bills etc. This enabling allows the addict to stay an addict without having to seek help. This is a tough love approach to ending the enabling behavior. As a community, we have chosen "Enabling" or giving them a fish for a day over showing them how to fish.

Hampering Downtown Investment in Jobs and Infrastructure

Downtown is a hub for business and employment. With the current location of the shelter, local businessmen will not invest in the area in a substantial way and if they do, they confront the homeless population throughout construction and then constantly call the police to trespass these

individuals. It is a never ending cycle. The CHF property itself is an eyesore as well. The homeless population has no interest in Corvallis becoming a better community over time.

CHF's Data on the Local Inhabitants

Using CHF's notes and data provided through discovery, It is apparent that the population of homeless in the area are 200 or so in number. At the shelter, there are some 30-40 homeless that occupy the shelter nightly. Does this mean as a community it is acceptable that we let the other 160 or 80% of the population go unassisted? Of the 40 that get served each night we hear that it is seldom that anyone gets turned away. Of those that are admitted, the ongoing mayhem is well documented in CHF's own notes, which are quite extensive and well documented. Fights to threatening behavior to drug use and people leaving in the middle of the night, it is all unacceptable given the area the shelter is located. To boil the numbers down, and as I mentioned in my testimony at City Council, of the 200 in guesstimated homeless men population (CHF's numbers), 8 of the 40 served/night are locals (post 2013, 80% of served population are from outside the area). Is this a cost we can bear as a community. As an idea going forward, can't we issue 100% of the population equipment to survive the elements? A quality rated sleeping bag and good mobile shelter (as a proposed tent camping area was previously proposed), to be used in an appropriate area?

**COI serves over 450 persons a year with a well established track record

The Community as a Whole

Using public money to force an issue on one specific neighborhood isn't fair. A dispersed housing solution has been one idea given at meetings. As a community, can't we serve the homeless in the neighborhoods that we all live in. I would ask for a commitment by city leaders to assist this effort by offering up their neighborhoods/churches as an example of their commitment to the effort. If this really is an issue of "not in my back yard?", then this proposal would go a long way is dispelling any questions about the councils commitment to the homeless in our community.

Veterans Housing

As a community, don't we want to house the clean and sober Vets that have served our country so nobly? My proposal would house 16-21 vets that are case managed in the old Bensons building. After my presentation, I have received no feedback on my idea submitted. I simply can't put an "at - risk" population (vets) next to the current homeless shelter and their inhabitants. If the homeless have better housing opportunities than our vets, then that is a true injustice in our current focus as a community.

In Closing, we all want to help the homeless and I truly hope we can find an appropriate location to do so in an area that does not directly impact our prime business center. Please take a serious look at my proposals above and send any questions/comments.

Sincerely,

Jeff Megy



September 13, 2016

Mayor Biff Traber
Corvallis City Council
Mayorandcitycouncil@council.corvallisoregon.gov

Re: Corvallis Housing First shelter

Dear Mayor Traber and members of the City Council:

Tom Sherry's letter of September 12 is a litany of half-truths cloaked in self-righteous indignation, but it does not justify CHF's conduct over the last several years.

Let's review:

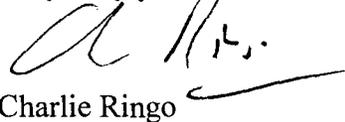
1. When CHF chose the 4th Street location they carefully (and admittedly) concealed their plans from the people living and working in the neighborhood. So much for community outreach.
2. During the attempt at mediation last fall, Mr. Sherry and Gregg Olson were asked to describe CHF's current plans for the 4th Street location. They refused to answer.
3. CHF has striven mightily to conceal from the public the many examples of bad conduct that have taken place in the shelter. One must ask why. Obviously, CHF understands there would be even greater opposition if the public knew the full extent of the danger and dysfunction posed by the shelter residents.
4. Mr. Sherry asserts that the shelter is not attracting homeless from other communities, but CHF's own documentation proves otherwise. Between 70% and 80% of the CHF population arrived in Corvallis in 2013 or later.
5. Mr. Sherry says CHF should not be expected to control their residents outside of the shelter, but this demonstrates CHF's astounding lack of responsibility. CHF invites these people into the neighborhood, and then says "it's not our problem" when their residents cause problems. CHF has never disciplined its residents for urinating on my building. CHF has never offered to help coax their residents off my property. CHF has never offered to pick up litter left by their residents. So much for caring about the neighbors.
6. Mr. Sherry admits that the 4th Street shelter serves a special population: high rates of addiction and mental illness, some of whom have committed serious crimes. This

population is not only the most vulnerable, it is also the most dangerous. These people certainly deserve assistance and treatment, but they should not be placed in a neighborhood full of families and businesses.

7. Mr. Sherry complains that his group was hurt and offended by Catherine Mater's opposition to CHF. Given CHF's utter disregard for the neighborhood, what else could they expect?
8. Mr. Sherry admits: "There is no question that the existence of the current shelter has added to the problems experienced in this part of town by concentrating a number of homeless individuals[.]" Mr. Sherry neglects to point out that this concentrated homeless population is particularly dysfunctional and non-compliant. In any event, it would be interesting to learn how CHF determined that this neighborhood could be sacrificed.
9. **Mr. Sherry ends his letter by stating "We know that the 4th street shelter location has become an untenable location for future sheltering[.]" At least he acknowledges what everyone understands to be true. The City Council should fund the CHF shelter only if CHF expressly agrees that this will be the last season of its operation on 4th Street.**

Thanks again for your consideration of this matter.

Very truly yours,



Charlie Ringo

MAYOR & COUNCIL EMAIL

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Downtown shelter

- *To:* "mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx" <mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx>
- *Subject:* Downtown shelter
- *From:* tami johnson <tami56782000@xxxxxxxx>
- *Date:* Thu, 15 Sep 2016 20:11:27 +0000 (UTC)
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=yahoo.com
- *Reply-to:* tami johnson <tami56782000@xxxxxxxx>

Good afternoon,

I would like to voice my opinion on the homeless shelter on 4th Street in Corvallis. I work downtown and I come in early and walk around town all year round. When the shelter is open I carry mace with me. It gets very scary when you hear all the homeless people yelling and screaming at one another and the trash they leave laying around is horrible. They sleep on our sidewalk and poop and pee in the alley way and we have to go down there to take the trash out. I have had them jump out of the dumpster and scare me. We have had customers leaving our business because they don't want to take any chances of anything happening to them. Please reconsider moving the shelter elsewhere.

Thank you

MAYOR & COUNCIL EMAIL

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Shelter Funding Additional Options

- *To:* mayorandcitycouncil@xxxxxxxxxxxxxxxxxxxxxxxxxxxxx
- *Subject:* Shelter Funding Additional Options
- *From:* Paul Cauthorn <paulcauthorn@xxxxxxxx>
- *Date:* Mon, 19 Sep 2016 11:28:00 -0700
- *Authentication-results:* zmail-mta01.peak.org (amavisd-new); dkim=pass (2048-bit key) header.d=gmail.com

Dear Mayor and Council:

At the last council meeting you were offered two options for spending the set-aside CDBG block grant funds. This put you in a difficult position of deciding between supporting the COI proposal or the CHF proposal. I don't believe this discussion should have been framed this way. COI required the funding to operate a multi-faceted winter shelter. On the other hand, CHF has stated that they will operate a shelter regardless of receiving city funds.

I believe the council should reconsider allocating public funds to support CHF. You are all aware of the impact this organization's chronic homeless shelter has had on the neighborhood and the local businesses. Funding this program appears to the public as a stamp of approval and a dismissal of the concerns of neighbors and businesses.

I ask you to consider and discuss not allocating the funds, and not putting the city at additional legal risk. Violence and property damage has already occurred by CHF's clients at this location, while using public funds. We have seen how CHF's program operates, and the city should not be financially supporting it. You have additional options.

Sincerely,

Paul Cauthorn
Candidate for County Commissioner

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

From: City Manager

Sent: Monday, September 19, 2016 1:09 PM

To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>

Subject: Public Input Submission

Submission information

Time to take the survey : 40 min. , 20 sec.

Submission recorded on : 9/19/2016 1:08:38 PM

NAME/ADDRESS: Jan Napack,

TOPIC: Conditional Shelter Accountability Actions

MEETING DATE: 9/19/2016

To: Honorable Mayor Biff Traber and City Council,

From reading recent and not-so-recent Council email and minutes I've distilled several suggestions for a proactive response for CHF to consider. Some actions align within public relations, some clearly concern past grievances. Others address general accountability, enabling activity, and civic response. These are not hard and fast but the essence of each one reflects a concern previously brought to the Council's attention.

1. Shelter will not permit clients to leave until after local school buses depart nor until the Drop-In Center opens.
2. Shelter makes available written responsibilities and behavior requirements for guests both within the facility and activity within a three (3) block radius. Guests must sign this form agreeing to the requirements and consequences of noncompliance.
3. Shelter will hard-secure the smoking shed roof, sides, corners and egress frames as a means to prevent contraband from entering the facility.

THE FOLLOWING ITEM ACTION REPORTS ARE REQUIRED TO BE PRESENTED MONTHLY TO THE CITY

4. Shelter will publish a "hot-line" phone number and provide immediate response to answer and mitigate complaints concerning shelter clients, operations or security.
 - i. Each call, the type of complaint, response/resolution and follow up will be logged.
5. Shelter will perform a daily sweep of properties within a three (3) block radius to clean up client's discarded bottles, cans and containers, biohazards (feces, condoms), and general litter.
 - i. Drug paraphernalia (syringes, sharps, aerosol cans) will be collected, site identified and material logged; items and documentation shall be turned over to CPD.

6. Shelter will reimburse neighboring property owners for their cleanup costs and damages associated with client activities.
 - i. Incidents, costs for cleanup or repair will be documented and tallied.
7. Shelter will assess and record incoming client's present state of alcohol and/or illicit drug use.
 - i. Clients that are obviously impaired will be placed on a watch list.
8. Shelter develops and posts a matrix consisting of type, frequency and severity of prohibited shelter activity and consequences of noncompliance.
 - i. Staff will document responsible individuals, descriptions and response taken.
9. Shelter will strictly enforce consequences (see #8 above) for aggression, disorderly or dangerous conduct, on-site drug and alcohol use.
 - i. The offender, description of offense and action taken will be logged.
10. Shelter will summarily reject entry of any individual who does not consent to signing the agreement (see #2), or consent to search of full backpack, coat pocket, sock, water bottle, or any other likely contraband hiding place.
 - i. Clients who refuse to comply are excluded for a period of three (3) days.
11. Guests knowingly bringing drugs or alcohol into the shelter will be summarily evicted.
 - i. The offender, description of offense and action taken will be logged.
12. Shelter will reject entry for a period of three (3) days any individual voluntarily leaving the premises after curfew.
 - i. Shelter staff or volunteers will escort individuals who wish to leave through the front door beyond a three (3) block perimeter.
 - ii. Location(s) will be agreed upon by City, CPD, neighborhood and business associations.
13. Shelter will identify individuals, describe the offense and log all proceedings when CPD or CFD is called to the site for ANY reason.

Thank you again for all your hard work and dedication,

Jan Napack

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

From: City Manager

Sent: Monday, September 19, 2016 2:22 AM

To: Holzworth, Carla <Carla.Holzworth@corvallisoregon.gov>

Subject: Public Input Submission

Submission information

Time to take the survey : 2 min. , 41 sec.

Submission recorded on : 9/19/2016 2:22:16 AM

NAME/ADDRESS: Jan Napack,

TOPIC: Seasonal Shelter

DATE: 9/19/2016

To: Honorable Mayor Biff Traber and City Council,

I deeply appreciate the fact that the Council is in a very difficult position, being circumstantially forced to support the downtown seasonal shelter on short notice. At the last council meeting the shelter was conditionally approved provided certain terms are met. This is a logical and forceful step, however to make conditions 'stick' and to demonstrate that progress is being made these conditions must be backed up with clear and measurable objectives.

First, however I'd like to assert a few simple principles I've learned over the last few years. Not everyone will agree with me but at the least, my hope is this list will help generate ideas and discussions:

1. Responsible behavior from shelter guests is expected.
2. Shelter hosts must be held accountable for their guest's behavior and the security of neighboring properties.
3. The downtown shelter cannot solve the underlying causes of chronic homelessness; its present service model exacerbates client dependencies and indigence.
4. The City's duty is to ensure that citizens, neighborhoods, businesses, public and private property remain safe and free from nuisances and crime. They have the authority to restrict shelter operations, activities and clientele from intruding on private property and infringing on businesses.
5. Three facts: 1) The burden for hosting a chronically homeless shelter must not be placed in a single neighborhood or district. 2) The current 'temporary' permit (reissued annually since late 2012) only needs to meet fire code approval. 3) The shelter does not comply with either HUD definitions for "housing first" or "emergency shelter" accommodations. It's imperative that the City adopt appropriate zoning and Use codes to foster disbursement, to define conditional siting protocol, to establish occupancy rates, to accurately define the different shelter types, etc.
6. Benton County is primarily responsible for providing mental health, drug, alcohol, social services and health services which obviously include the chronically homeless and corrections clients. As the county retains overarching authority for public health it logically must also exercise considerable oversight for shelter. The County must lead the effort to activate the elements of Continuum of Care (i.e. outreach and assessment, transition to housing and support services).

Given that Corvallis' 10-year Plan to End Homelessness has not borne fruit for the chronically homeless it is important that we try to figure out why. The last three years of the shelter's operation have been rocky and

improvements slow to materialize; it has been constantly challenged and overwhelmed. Their “good neighbor” efforts have been reactive, their planning and management well-intentioned but not rigorously quantified. Now, after over two years of meetings and workshops it seems (to me at least) that we have the same long-term goals as before but have had great difficulty in meeting them. I believe a major reason for this is that we lack a shared, tactical strategy. We don’t have a unified command structure. We don’t have the framework to facilitate integration of our professional services. Instead we have an idealistic, yet enthusiastic, faith-based charitable organization that was invited to solve this extremely complex problem as best they could. Now, tax-paying homeowners, core businesses, and professional social service providers are left to ponder how this situation got so out of hand. In hindsight, we all deserve some blame for taking this naïve approach and now find ourselves scrambling, complaining and looking for cohesive and knowledgeable leadership. COI’s proposal earlier this month gave us a fleeting glimpse of real hope in that regard. It also gave us a realistic look at how much it will cost us to truly solve this problem.

After listening to, and then reading the list of incidents that Charlie Ringo documented at the last meeting it became profoundly clear to me that these men, no matter how broken, do not deserve their fate of living in a snake pit. It is absolutely heartbreaking to see shelter clients embracing their addictions, acting uncontrollably in response to their mental diseases, having to confront and be confronted by others who are also deeply troubled. If you haven’t already I urge you to volunteer at the shelter so you can see firsthand the labile and volatile clients, the angry and thoughtless, the patient and long suffering. They need full ‘wrap-around’ services, our support, and tough love. Some will get better, others won’t even try, but the situation as it is now, and likely will be this coming winter, is untenable.

This brings me to this year’s cold-winter shelter operations. Successful, professional service organizations systematically perform “before and after” comparisons upon changing their procedures. Examples in this case would include any tangible effects due to a change in operations such as: re- evaluating security risks, new staffing FTEs, listing differences between old (2006) and new (2016) Good Neighbor Policies, how one determines if “talking to” guests is effective at averting incidents. To whom will monthly reports be delivered? Can the public access those reports? What does “extensive case management services” entail? Will the number and hours of encounters for case workers be tallied? How are they different this year?

The trick is to identify measures that are meaningful. For instance, simply counting the number of individuals served obviously tells us the program is needed and attracts clients but doesn’t tell us how that meets the goal of reducing chronic homelessness or decreasing the number of complaints. A plan for services must list activities, objectives, and measurement units. It must contain components that are true stand-ins for quality performance. We need to know if we are spending wisely and to understand the local benefit of this service. There is little value in garnering partners, making promises, or narrating a plan without establishing accountability.

Thank you again for your hard work and service.

Sincerely,

Jan Napack

If you like to be contacted by the Mayor and City Council with any follow-up questions, please enter an email address or phone number below.

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