



**Board of Commissioners**  
 Office: (541) 766-6800  
 Fax: (541) 766-6893  
 4500 SW Research Way  
 Corvallis, OR 97333  
 co.benton.or.us

## AGENDA

*(Chair May Alter the Agenda)*

### BENTON COUNTY BOARD OF COMMISSIONERS

Wednesday, July 5, 2023, 9 AM

**NOTE: County Service District meetings will immediately follow the Board of Commissioners meeting: Alpine, Alsea, South Third**

How to Participate in the Board of Commissioners Meeting			
In-Person	Zoom Video	Zoom Phone Audio	Facebook LiveStream
Kalapuya Building 4500 Research Way Corvallis, OR	<a href="#">Click for Zoom link</a>	Dial 1(253) 215-8782	<a href="#">Click for Facebook LiveStream link</a>
	Zoom Meeting ID: 892 1291 6073		
	Zoom Passcode: 567642		

#### 1. Opening

- 1.1 Call to Order
- 1.2 Introductions
- 1.3 Announcements

#### 2. Review and Approve Agenda

#### 3. Comments from the Public

*Time restrictions may be imposed on public comment, dependent on the business before the Board of Commissioners. Individual comment may be limited to three minutes*

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### BUSINESS MEETING

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#### 4. Consent Calendar

- 4.1 In the Matter of Appointment to the Ridgewood Road District: Katherine Robertson, Order #D2023-055
- 4.2 In the Matter of Approving the June 20, 2023 Board Meeting Minutes
- 4.3 In the Matter of Approving the June 6, 2023 Board Meeting Minutes

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*The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.*

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

## Public Hearings

(Hearings are heard at 11:00 a.m., time certain or as soon thereafter as the matter may be heard)  
Those wishing to speak should sign the "Public Comment" sign-in sheet – Thank you.

PH 1 15 minutes – In the Matter of Vacating Two Portions of Coon Road, Order #D2023-054 – *Joe Mardis, Public Works*

### 6. Old Business

6.1 15 minutes – Bond Measure 2-140, Proposal for Continuing Community Engagement – *Suzanne Hoffman, Interim County Administrator*

### 7. New Business

7.1 45 minutes – Discussion Regarding District Attorney's Office and Courthouse Co-location Options – *Gary Stockhoff, Public Works; Rick Crager, Financial Services*

7.2 10 minutes – Initiation of a Legislative Process to Amend the Adair Village Urban Growth Boundary – *Patrick Depa, Community Development*

### 8. Departmental Reports and Requests

8.1 20 minutes – Economic Development Office - Intergovernmental Agreement 502736: Contract Extension for Fiscal Year 2024 – *Rick Crager, Financial Services; Jerry Sorte, Corvallis-Benton Economic Development Office*

### 9. Other

ORS 192.640(1)" . . . notice shall include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects."

### 10. Executive Session ORS 192.660[2][a] – Employment of a Public Officer, Staff, or Agent

The Board will discuss the selection of a County Administrator.

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*The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.*

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**MINUTES OF THE MEETING  
BENTON COUNTY BOARD OF COMMISSIONERS**

**Zoom link:**

<https://us06web.zoom.us/j/89212916073?pwd=b2RBOUIZY0czTjhURncrcitwSG1ldz09;%C2%A0Meeting>

**Livestream:** <http://facebook.com/BentonCoGov>

**Tuesday, July 5, 2023**

**9:00 a.m.**

- Present:** **Pat Malone**, Chair; **Xanthippe Augerot**, Commissioner; **Nancy Wyse**, Commissioner; **Vance Croney**, County Counsel; **Suzanne Hoffman**, Interim County Administrator
- Staff:** **Rick Crager**, **Debbie Sessions**, Finance; **Patrick Depa**, Community Development; **Cory Grogan**, Public Information Officer; **John Haroldson**, District Attorney; **Amanda Makepeace**, BOC Staff; **Joe Mardis**, **Gary Stockhoff**, Public Works; **Erika Milo**, BOC Recorder; **Darren Nichols**, Community Development; **Jef Van Arsdall**, Sheriff
- Guests:** **Lori Coppentrath**, DLR Group; **Nate Conroy**, Regional Accelerator & Innovation Network; **Phil Ermer**, **Bill Kughn**, **Cornelia Levy-Bencheton**, **Justin Paterson**, **Marge Popp**, **Bob Stone**, **Levi Warriner**, residents; **John Harris**, Horsepower Productions; **Alex Powers**, Mid-Valley Media; **Jerry Sorte**, Corvallis-Benton Economic Development Office

**1. Opening:**

**1. Call to Order**

Chair Malone called the meeting to order at 9:00 a.m.

**2. Introductions**

**3. Announcements**

No announcements were made.

**2. Review and Approve Agenda**

No changes were made to the agenda.

**3. \*Comments from the Public**

Bill Kughn, resident, expressed disappointment that the assembly did not recite the Pledge of Allegiance. Kughn stated that Benton County Ballot Measure 2-130 is contributing funds to the General Fund for a new Courthouse (NCH), whereas the measure was intended to fund health, safety, and corrections services. Kughn asked if this constituted a misappropriation of funds.

Augerot replied that a portion of the Local Option Levy goes to the General Fund, but most goes to public safety and public health. Measure 2-130 was written to give that flexibility, which has been standard practice for Benton County.

Counsel confirmed Augerot's remark and stated there has been no misappropriation of funds. Counsel suggested that Kughn contact Crager for additional details.

Phil Ermer, resident, stated that given the failure of Ballot Measure 2-140, the Board must provide Benton County residents an opportunity to voice their opinion about the proposed NCH. Funding for the District Attorney's Office (DAO) and NCH came from Resolution #R2023-003, passed on March 7, 2023 without public comment. Sources of funds for those projects included Bond Measure 2-130, of which millions of dollars were siphoned off to the General Fund. Capital investment in the NCH is not health and safety services. Ermer requested a full accounting of these funds. A lower cost and more sustainable option is to renovate the Historic Courthouse (HCH) per the June 30, 2018 seismic evaluation and the October 2, 2020 summary by consultants DLR Group, which showed ways to make the HCH seismically ready, space-enhanced, accessibility-compliant, and utilities-upgraded for millions of dollars less than the property taken by eminent domain. Funds saved can be used for an upgraded jail. New construction generates carbon dioxide. A completely renovated HCH could be a showcase of sustainable community.

**{Exhibit 1: Phil Ermer Public Comment}**

**4. Consent Calendar**

- 4.1 In the Matter of Appointment to the Ridgewood Road District: Katherine Robertson, Order #D2023-055**
- 4.2 In the Matter of Approving the June 20, 2023 Board Meeting Minutes**
- 4.3 In the Matter of Approving the June 6, 2023 Board Meeting Minutes**

**MOTION:** Augerot moved to approve the Consent Calendar of July 5, 2023. Malone seconded the motion, which **carried 2-0**. Wyse abstained due to insufficient opportunity to review the minutes.

**5. Public Hearing**

- PH 1 In the Matter of Vacating Two Portions of Coon Road, Order #D2023-054 – Joe Mardis, Public Works**

Chair Malone opened the Public Hearing at 11:00 a.m.

Staff Report

Mardis explained that the owners of the abutting property want to do a subdivision plat. A survey found portions of the existing road outside of the original right-of-way (ROW). These are original wagon roads, which the County does not need. Public Works will improve the portion of the road outside the existing ROW. The ground will be added to the owners' property, bringing the lot size to two acres so it can be divided later. The plat will dedicate the new ROW to the County; once vacation occurs, the Board Chair will sign and the plat will be recorded.

Public Comment

No comment was offered.

**MOTION:** Augerot moved to vacate two portions of Coon Road, County Road No. 45800, as described in the vacation order, pursuant to ORS 368.326 to 368.341, Order #D2023-054. Wyse seconded the motion, which **carried 3-0**.

Chair Malone closed the Public Hearing at 11:04 a.m.

## 6. Old Business

### 6.1 Bond Measure 2-140, Proposal for Continuing Community Engagement – *Suzanne Hoffman, Interim County Administrator*

Hoffman explained that on June 20, 2023, the Board directed staff to make a plan to collect and analyze feedback regarding the failure of the Justice Systems Improvement Program (JSIP) bond measure. This will inform future Board decisions. The Board directed staff to gather email and social media feedback over two to three months, and to conduct a broad community survey and five to seven focus groups. Hoffman and Brenda Downum, Justice Systems Improvement Project communications consultant, drafted the proposal (see packet). The timeline extends through October, including a path after collecting the information, but is open to adjustment. The timeframe was extended to allow greater participation. The current contract with Downum will cover those activities; depending on how the Board proceeds, a future contract may be needed.

Augerot thanked Hoffman and Downum for the plan, which addresses the areas the Board asked for. Augerot felt it was good to slow down to make the right decisions. The timeline might be altered. It may be up to two years before another bond measure can be submitted. A thorough process will show what the community will support for a new Correctional Facility, which is a high priority need.

Hoffman shared that the Board may choose different timelines; this is just one suggestion. Downum emphasized not only gathering community engagement to inform Board decisions, but also keeping engagement active from the decision point to a new bond measure.

Malone approved of the proposal. The County has done its best throughout the process to get the best advice and hear from the most voices. Hopefully this process will provide a clearer roadmap to another bond measure.

## 7. New Business

### 7.1 Discussion Regarding District Attorney's Office and Courthouse Co-location Options – *Gary Stockhoff, Public Works; Rick Crager, Financial Services*

Stockhoff presented three options to locate the new District Attorney's Office (DAO) and new Courthouse (NCH):

- **Option 1:** As planned, co-locate DAO and NCH on the new site, then work with the Courts to develop a square footage amount and configuration that fits the budget. The County and the State are short of funds for this option, which includes the programmed area the County started with several years ago, the whole amount the State wants. These costs, the schedule, and the challenges that the County has faced are related to site factors that were unanticipated in the initial assessment. Staff are still determining a source of fiber optic for the site; the State has its own network. These budget projections assume the worst; hopefully some contingencies will decrease in future.
- **Option 2:** DAO located elsewhere, not at the NCH, and not necessarily at the Historic Courthouse (HCH), possibly another facility. In this case, the County budget would be in reasonably good shape, with leftover funds for more DAO improvements or other JSIP needs. The State also still needs funds; with this option, the State would share the costs 50/50. (This is not the case with Option 1.)
- **Option 3:** Do not build. This relates to the County's recent bond sale/purchase, and also to possible seismic improvements at the HCH. Projecting to spring 2024, DLR Group's

updated cost estimate is about \$15 million for the seismic upgrade. An additional \$8-9 million of improvements would be needed inside. This does not include anything about the old jail, which would have to be removed. The NCH would probably be sited on the northwest corner of the HCH block. This option was assessed before and ruled out because there is not enough funding to renovate the HCH and build an NCH, which would still be necessary since State funds must go towards a new facility.

Crager noted that there are now verifiable resource numbers. The County's bond sale is done, and the State legislative process is over. Project costs continue to grow. Some people say that the State can find more funds if necessary, but future funds are not guaranteed. The State wants 37,500 square feet in the NCH, leaving a significant deficit on the County side. If the State has a shortfall, additional bonded proceeds would not be available until 2026 or 2027.

Crager explained that Option 3 creates many issues: if the County uses its tax-exempt resources completely on the DAO/NCH or elsewhere, State resources would not be provided unless the County can meet the State's standard. Regarding Options 2 and 3, the County has already spent nearly \$3 million on the project, anticipating reimbursement from the State or the County's tax-exempt resources. If the project is pulled from the site and the project scope changes (which the Resolution allows), the County cannot use the tax-exempt bond funds, so the County would have spent funds on a site that will not be built; the State will not reimburse resources the County expended for the State. In Option 3, the State would also use tax-exempt resources, and probably have to do the same thing. So the County might have to use \$3 million of reserves that were already spent. Tax-exempt debt has an expenditure timeline; the County has 36 months to spend at least 80% of the proceeds. If the County does not meet that requirement, there is a risk of the County's issued bonds becoming taxable, increasing debt service. The County's financial rating was just upgraded, but if the County uses reserves and risks not meeting the requirements, ratings will decrease.

Stockhoff clarified that in the presented budget being presented, Option 1 is a full buildout of what the Court wants; Option 2 would fit the County's budget at about 32,000 square feet. Construction has been moved to at least spring 2024; staff are still working on land use and an the Oregon Department of Transportation agreement. Cost escalation has calmed, but these estimates are based on recent trends, and there are still unknowns.

Augerot summarized: Option 1 continues the intended path, working with the Courts to reduce their square footage in the NCH to align with the budget, and keeping the DAO in the NCH. This can be done, but Oregon Judicial Department (OJD) and the District Court might not be happy. Option 2: leave the DAO out of the NCH, which provides more County funding flexibility, but leaves the issue of where to house the DAO, and is not as operationally efficient. The County does not have an alternate site. It is appealing to keep using the HCH, but the County does not have \$23 million for the seismic retrofit and interior refurbishing. The HCH does not meet State standards, and the State will not fund renovations. The County is boxed in.

Crager explained that Option 2 allows the County to meet the needs of a standalone NCH, but still leaves the State short of space, and the State would need more funds than it has committed so far. After these estimates are met, there would be about \$7 million of funds left. The HCH cost estimate does not include any expansion. The County would still need to find \$7.5 million for the DAO.

Stockhoff added that because the HCH is a historic structure, the paperwork and time required before the County could renovate would push the project close to the spending deadline.

Crager noted that Option 2 makes it easier to do what the State wants, but still poses considerable risk.

Stockhoff shared that State cost estimates on Court furniture, fixtures, and equipment (FFE) are still to be determined. The County estimated the DAO cost at \$2 million, but the State Courts are about four times larger. The State portion is not listed in this budget. Hopefully both parties can reach a compromise cost.

Crager noted that FFE is not a capitalized expense, so OJD's resource must also must be tax-exempt. State resources for that purpose are not currently on the table.

Malone asked whether it was still possible to negotiate with OJD about area and arrive at a number between 31,000 and 37,000 square feet. Reducing NCH square footage helps both parties' budgets.

Stockhoff replied the discussion is still in process; the architects proposed a square footage amount, but the State has not responded. Crager wants to show the State the funding gap to encourage the State to work towards a resolution on square footage. The District Attorney has given up all possible space. The State's 36 months to expend 80% of its tax-exempt funds started in March 2023.

Malone commented that in earlier discussions of best practices, it was found that 35 of 36 Oregon County Courthouses have a co-located DAO. At that time, the Board agreed to follow best practices in the NCH. All three options have funding gaps. The Board committed to JSIP Phase 1 and should strive to achieve that. If the State provides its share of the funding gap, can the County find additional resources for the remainder?

Crager replied that Option 1 offers a balance of sources and uses. If OJD will reduce square footage as suggested, the budget is fine. Staff have built in contingency escalation. These are the only resources available. The one big con in Option 1 is the need for negotiation with the State. The County needs to tell OJD that the County is \$4.1 million short with currently committed resources.

Stockhoff noted there is a proposed number around 34,000 square feet. The County has met State standards, as shown in the master funding agreement. The sticking point was the judges' chambers; at the last meeting, the State agreed to that. The main problem now is configuration..

Augerot preferred Option 1 as presented. Augerot was now less hopeful about finding alternatives than in the past. It would be challenging to find another site and start over within the timeline.

Wyse asked if Augerot still wanted to co-locate the DAO and NCH.

Augerot confirmed, as outlined in Option 1.

Malone concurred.

**MOTION:** Augerot moved to have staff proceed with Option 1, and to negotiate further with Oregon Judicial Department to get us to where we need to be in order to fit within our budget. Wyse seconded the motion, which **carried 3-0.**

## 7.2 **Initiation of a Legislative Process to Amend the Adair Village Urban Growth Boundary (UGB)** – *Patrick Depa, Darren Nichols, Community Development*

Depa explained that this 0.12-acre property will be added to the UGB expansion that the City of Adair Village completed last year. This piece is owned by Oregon Dept of Fish & Wildlife (ODFW) and zoned Exclusive Farm Use, similar to another property Adair incorporated last year. Because the piece was not included in advertisements and legal notices, it must be added through the same legislative process as the rest. A staff report will refer to the original justification of findings and address this as a map correction. Weidel Trust is in talks with ODFW about acquiring this land. This will allow improvements on southern Riles Road and completion of the next phases of Calloway Creek.

Nichols added this was an oversight that Adair found only recently.

**MOTION:** Wyse moved to direct the County Planning Official to initiate the Benton County legislative process to consider the proposed amendment of the County’s Comprehensive Plan Map and Zoning Map to expand the City of Adair Village’s Urban Growth Boundary (UGB) by 0.12 acres. Augerot seconded the motion, which **carried 3-0.**

## 8. **Departmental Reports & Requests**

### 8.1 **Economic Development Office - Intergovernmental Agreement (IGA) 502736: Contract Extension for Fiscal Year 2024** – *Rick Crager, Financial Services; Jerry Sorte, Corvallis-Benton Economic Development Office*

Crager presented a contract amendment for the IGA with the Corvallis-Benton Economic Development Office (CBEDO). The County budget approved biennial funding for CBEDO. Staff now request a one-year extension due to staffing transitions in CBEDO. The County wants to continue sub-contracting with the Regional Accelerator & Innovation Network (RAIN) and the Small Business Development Center (SBDC), which have run through the City of Corvallis.

Sorte explained that Corvallis is hiring a new Economic Development Manager and hopes to resume projects soon. The proposed 2024 work plan focuses on CBEDO’s core services: marketing and managing enterprise zones (such as the Benton-Corvallis and City of Philomath Enterprise Zones), providing business assistance, and managing the RAIN and SBDC contracts. Sorte to report to the Board later this month about the Business Grant Fund, which includes funds for the South Corvallis Business Hub.

Augerot noted that former CBEDO Director Kate Porsche was supporting Adair Village with tax-increment financing for an Urban Renewal District (URD). Augerot asked if that was still within CBEDO’s capacity.

Sorte replied that the new manager will continue URD work for the Cities of Adair, Monroe, Philomath, and unincorporated areas.

Wyse mentioned that Monroe and Philomath might be seeking help with that.

Malone asked about the status of Airport Industrial Park (AIP), as there has been talk of removing the County from that operation to streamline processes. Malone asked if the amount



the County pays for CBEDO staffing had been adjusted since the directorship has been vacant since December 2022.

Crager replied that the proposed contract uses the same up-front payment as previously. Staff accounted for savings in this year's model. An adjustment could be explored if there are possible savings that have not been diverted to other applicants.

Sorte noted he is not involved with hiring decisions and he has prioritized economic development work in the absence of a director. Sorte to report on the AIP later in July 2023.

Crager shared that the contract pays for services delivered and is not designated for each service or staff person. Sorte is still responsible for delivering a contracted service.

Malone's main concern was not the funds, but missing opportunities due to lack of staff.

Wyse and Malone thanked Sorte for keeping the doors open.

**MOTION:** Augerot moved to approve a \$148,472 amendment to Intergovernmental Agreement 502736 with the City of Corvallis to provide economic development services to Benton County for the period July 1, 2023 through June 30, 2024. Wyse seconded the motion, which **carried 3-0.**

## **9. Other**

Malone received a June 20, 2023 email from Judy Smith, resident, regarding the Measure 110 (M110) Referral. Malone asked if the Board has any interest in signing on to the referral, and whether anything on that topic went through the Oregon Legislature.

Augerot confirmed the second question. There were mainly language changes to improve the process of making grants to the Behavioral Health Resource Network (BHRN), not changes to the structure of M110. Augerot commented that although there are public safety concerns about M110, the BHRNs should be given a chance to work, to show whether defelonization of those street drugs makes a difference by getting people into longer-term treatment. Augerot was not ready to refer M110 back to voters yet.

Malone agreed; referrals can often have unintended consequences, and Malone would prefer for the Legislature to work it through. Malone asked if any Commissioners would like to attend the Good Samaritan Regional Medical Center 75th Anniversary Celebration on August 26, 2023.

Augerot was interested, although there is another celebration that day. Augerot mentioned that an email from April Holland, Health Department, asked one Commissioner to participate in the State Executive Order on Homelessness Mental Health Advisory Committee. Staff are waiting for a Commissioner to serve as liaison and respond to the request. Augerot suggested herself or Wyse.

Hoffman noted that Holland will speak on this topic at the health services update tomorrow, which might be a better opportunity to decide.

Chair Malone recessed the meeting at 10:31 a.m. and reconvened at 10:35 a.m.

## **10. Executive Session**

Chair Malone recessed the regular Board Meeting at 10:35 a.m. and immediately entered Executive Session under ORS 192.660[2][a] – Employment of a Public Officer, Staff, or Agent.

The Board discussed selection of a new County Administrator.

Chair Malone exited Executive Session at 10:47 a.m. and immediately reconvened the regular Board Meeting. Chair Malone recessed the meeting at 10:48 a.m. and reconvened at 11:00 a.m. with Public Hearing 1.

## 11. Adjournment

After Public Hearing 1, Chair Malone adjourned the meeting at 11:04 a.m.



Pat Malone, Chair



Erika Milo, Recorder

*\* NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

# CONSENT CALENDAR

# BOC Agenda Checklist Master

## Agenda Placement and Contacts

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**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Finance

**Contact Name \*** Lindsey Goodman

**Phone Extension \*** 6342

**Meeting Attendee Name \*** Rick Crager or Lindsey Goodman

## Agenda Item Details



**Item Title \*** Ridgewood Road District Appointment, Order #D2023-055

- Item Involves \*** Check all that apply
- Appointments
  - Budget
  - Contract/Agreement
  - Discussion and Action
  - Discussion Only
  - Document Recording
  - Employment
  - Notice of Intent
  - Order/Resolution
  - Ordinance/Public Hearing 1st Reading
  - Ordinance/Public Hearing 2nd Reading
  - Proclamation
  - Project/Committee Update
  - Public Comment
  - Special Report
  - Other

**Estimated Time \*** 1 minute

**Board/Committee Involvement \***  Yes  No

**Advertisement\***

Yes

No

## Item Issues and Description

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**Identified Salient Issues\***

The Benton County Board of Commissioners are responsible for appointing commissioners for Special Road Districts per ORS 371.338. North F Street and Ridgewood Road Districts have submitted names for a term to their respective Road District. Special Road District Administration (ORS 371.305 through 371.385)

**Options\***

- 1) Approval
- 2) Contact the respective Road District for submittal of a new nominee for the commissioner appointment.

**Fiscal Impact\***

- Yes  
 No

## 2040 Thriving Communities Initiative

**Mandated Service? \***  Yes  
 No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

### Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

#### Core Values \*

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

**Explain Core Values Selections \*** N/A

#### Focus Areas and Vision \*

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

**Explain Focus Areas and Vision Selection \*** N/A

## Recommendations and Motions

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### Item Recommendations and Motions

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#### Staff

Approval

#### Recommendations \*

#### Meeting Motions \*

I move to ...

...approve the appointment of the individual(s) listed to serve on the Ridgewood Road District as listed in the attached Order, #D2023-055.



## Attachments, Comments, and Submission

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### Item Comments and Attachments

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**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Order TBD Ridgewood Rd Dist.docx

16.23KB

**Comments (optional)**

Amanda, please let me know what the order number is and if the July 5th meeting date works for the BOC. Thank you!

If you have any questions, please call ext.6800

**Department Approver**

RICHARD CRAGER

1.

## Department Approval

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Comments

Signature

*Rick Crager*

2.

## Counsel Approval

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Comments

Signature

*Vance H. Cooney*

3.

## County Administrator Approval

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Comments

Signature

*Suzanne Hoffman*

3.

## BOC Final Approval

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Comments

Signature

*Amarda Makepeace*

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Appointment to the            )            ORDER #D2023-055  
RIDGEWOOD ROAD DISTRICT                 )**

THE ABOVE ENTITLED MATTER COMING NOW FOR THE CONSIDERATION  
OF THE BOARD AND,

IT APPEARING TO THE BOARD

THAT the following qualified and knowledgeable individual has indicated a willingness  
to serve on this road district:

<u>Name</u>	<u>Address</u>	<u>Term &amp; Position</u>
Katherine Robertson	1365 NW Magnolia Drive Corvallis, OR 97330	07/05/23 - 12/31/23 Treasurer

NOW, THEREFORE, IT IS HEREBY ORDERED that the above individuals are hereby  
appointed for a term on the Ridgewood Road District.

Adopted this 5<sup>th</sup> day of July, 2023.

Signed this 5<sup>th</sup> day of July, 2023.

BENTON COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Pat Malone, Chair

\_\_\_\_\_  
Xanthippe Augerot, Vice Chair

\_\_\_\_\_  
Nancy Wyse, Commissioner

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Appointment to the            )            ORDER #D2023-055  
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OF THE BOARD AND,

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appointed for a term on the Ridgewood Road District.

Adopted this 5<sup>th</sup> day of July, 2023.

Signed this 5<sup>th</sup> day of July, 2023.

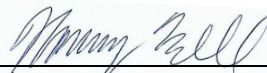
BENTON COUNTY BOARD OF COMMISSIONERS



Pat Malone, Chair



Xanthippe Augerot, Vice Chair



Nancy Wyse, Commissioner

**MINUTES OF THE MEETING  
BENTON COUNTY BOARD OF COMMISSIONERS**

**Zoom link:** <https://us06web.zoom.us/j/87510588034?pwd=eVBBMFdzb2ttTzJmbGZOMGg4R3lMdz09>

**Livestream:** <http://facebook.com/BentonCoGov>

**Tuesday, June 20, 2023**

**9:00 a.m.**

**Present:** **Xanthippe Augerot**, Vice-Chair; **Nancy Wyse**, Commissioner; **Vance Cronney**, County Counsel; **Suzanne Hoffman**, Interim County Administrator

**Excused:** **Pat Malone**, Chair

**Staff:** **Jenn Ambuehl**, **Rick Cramer**, **Debbie Sessions**, **Jane Sievers**, Finance; **Shannon Bush**, **Darren Nichols**, **Inga Williams**, Community Development; **Laurel Byer**, Public Works; **Dawn Dale**, **Jefri Van Arsdall**, Sheriff's Office; **Cory Grogan**, Public Information Officer; **April Holland**, Health; **Maura Kwiatkowski**, **Amanda Makepeace**, BOC Staff; **Tracy Martineau**, Human Resources; **Ian McGuire**, Public Works; **Erika Milo**, BOC Recorder

**Guests:** **Darrin Godfrey**, **Mike Godfrey**, Hub International; **John Harris**, Horsepower Productions; **Alex Powers**, Mid-Valley Media; **Pam Vaughan**, resident

**1. Opening:**

**1. Call to Order**

Vice-Chair Augerot called the meeting to order at 9:00 a.m.

**2. Introductions**

**3. Announcements**

No announcements were made.

**2. Review and Approve Agenda**

No changes were made to the agenda.

**3. Comments from the Public**

No comments were offered.

**4. Work Session**

**4.1 Monthly COVID-19 Update – April Holland, Health Services**

Holland explained this is a period of relatively low COVID-19 transmission. The number of COVID-19 hospitalizations in Oregon has been below 150 since the beginning of May 2023, with 133 at the last update. Statewide COVID-19 test positivity is below 4%. Wastewater monitoring: most areas have not experienced recent remarkable changes in viral concentration. The dominant strains continue to be sub-variants of Omicron XBB. The Communicable Disease team continues to provide support for COVID-19 outbreaks, including some in long-term care facilities. Benton County immunization nurse Cindy D'Angiolillo continues to ensure that residential facilities have access to COVID-19 vaccines. Benton has one of the highest rates of up-to-date COVID-19 vaccination in the state among long-term care facilities; 84% of residents have the recommended coverage. On June 15, 2023, the Food & Drug Administration (FDA) recommended that XBB lineages be included in the next COVID-19 vaccine, as these account

for about 95% of worldwide strains. The FDA also concluded the virus has evolved so much that it is no longer necessary to include the original wild strain in the vaccine. The FDA directed vaccine manufacturers to include XBB1.5 as an annual strain, mono-valent booster. Staff expect some increased demand when the new vaccines become available around September 2023, but do not anticipate shortages.

#### **4.2 County Administrator Recruitment Update – Tracy Martineau, Human Resources**

Martineau reported that Human Resources held the first round of interviews with County Administrator candidates last week. Three candidates will advance to the final round of interviews on June 28-29, 2023.

Augerot noted there will be an open public reception on June 28, 2023 where community members can meet the candidates.

#### **4.3 Community Feedback Update Following Vote on Bond Measure 2-140 – Suzanne Hoffman, Interim County Administrator**

Hoffman requested Board guidance on how to move forward with a new Justice Systems Improvement Project (JSIP) communications and engagement strategy. Staff are creating a draft plan to present at the next Board Meeting. The plan will include items that the Board has requested: surveys, compiling all submitted feedback (including what is gathered by other community resources), and updating JSIP webpages. Most of the feedback and surveying would be performed in July 2023. In August 2023, staff will convene broad-based focus groups, then analyze those responses for the Board, with more community engagement to describe the results. A summary report will be presented in September 2023, and all JSIP web content will be finalized and transferred to the new website. Hoffman recommended that the County continue to use Downum Consulting for strategic communications.

Wyse expressed approval of this approach.

Augerot commented that the timeline and content were reasonable, but people may not be as consistently available in the summer. The Board will look back at what failed, and forward at ways to address the needs for community safety, emergency operations, readiness, homelessness supports, and mental health. The Board needs a sense of the community's highest priority and best path forward.

Hoffman to continue the work and return with a plan.

### **5. Consent Calendar**

#### **5.1 Renewal of Annual Liquor Licenses for Fiscal Year 2023-24**

**MOTION:** Wyse moved to approve the Consent Calendar of June 20, 2023. Augerot seconded the motion, which **carried 2-0.**

### **6. Public Hearing**

#### **PH 1 In the Matter of a Public Hearing Adopting a Budget and Making Appropriations for the Biennium Beginning July 1, 2023 and Ending June 30, 2025, Resolution #R2023-009 – Rick Crager, Jenn Ambuehl; Financial Services**

Staff Report

Crager presented an update to the budget, which was approved by the Budget Committee and published. Staff recommend two decreases regarding Coffin Butte Landfill charges and JSIP. No increases were proposed.

Chair Augerot opened the Public Hearing at 11:00 a.m.

Public Comment

No comment was offered.

Crager presented the following adjustments (packet p. 41):

- Reduce revenue and debt service payment for Fund 215 by \$5.728 million. This removes the amount the County would have leveraged through passage of the JSIP bond measure.
- Remove anticipated bond revenue (\$110 million plus interest earnings) from the cost centers for the New Courthouse, Sheriff's Office, Correctional Facility, Homelessness Navigation Center, and mental health facility.
- Remove \$587,000 in anticipated revenue from Fund 101 within the General Fund due to an error on Crager's part. In 2020, the County negotiated a 20-year agreement with Republic Services that set estimates for landfill host surcharges. Some parts of the agreement said those estimates would only occur if the landfill was expanded, which the County does not anticipate. This reduces the County's designated reserves, but stays within the limits of best practices for General Fund reserves.

Wyse noted that some community members criticized the landfill item, so it is important to highlight that it was a mistake and the County is fixing it.

Crager responded to the community members who contacted him.

Chair Augerot closed the Public Hearing at 11:09 a.m.

Wyse asked Augerot if the wording of the budget notes (packet p. 39) satisfied the Board's intention.

Augerot felt the notes addressed the concerns that the Budget Committee voiced during the budget process.

Wyse concurred.

**MOTION:** Wyse moved to adopt Resolution #R2023-009 in the matter of adopting a budget in the amount of \$485,876,360, making appropriations and levying a tax rate of \$3.1052 per \$1,000 of Assessed Value for the 2023-25 biennium beginning July 1, 2023. Augerot seconded the motion, which **carried 2-0.**

Augerot, Wyse, and Crager thanked staff for a smooth budget process.

**7. New Business**

**7.1 Property, Liability, and Workers Compensation Insurance Renewal**

*– Rick Crager, Jane Sievers, Financial Services; Darrin Godfrey, Mike Godfrey, Hub International*

Crager explained this is the annual renewal of fees for property, liability, workers compensation, and cybersecurity insurance. Increases are relatively close to a normal range.

D. Godfrey provided an overview (see packet):

- Property including excess earthquake/flood: total value increases about \$13.5 million, due to the 7% trend that City County Insurance Services (CIS) applies to all members' policies, and some mid-term value increases from Kalapuya Building renovation. The overall premium increases \$61,108. For the past six years, CIS has absorbed the increase for reinsurance on excess earthquake and flood coverage, but this year CIS is passing that on to all members due to property market losses.
- Excess liability limits are increasing, with CIS providing an additional \$5 million of coverage. The premium decreases by \$2,755.
- Governmental claims: no changes to crime and bonding limits/premiums. Cyber liability has not improved and the cost has increased, but Hub kept County rates flat with a renewal term.

Crager noted that the County will implement multi-factor authentication (MFA), hopefully by the end of July 2023. Crager asked if the County could return and increase these limits once MFA is in place.

D. Godfrey confirmed; the County will also be able to increase the \$250,000 social engineering fraud sub-limit to full limits. In future, Hub and the County can discuss whether to return to a damages limit of \$5 million instead of \$3 million.

The annual net premium for the 2023-2024 policy term (not including workers compensation or the risk management fee) is \$1,012,221, a 6.06% cost increase cost over 2022 costs. Of that, around 3% is driven by true rate expenses and 4% by higher exposures. Hub's fee has not changed in several years. Safety Officer Rick Pasley and team have improved the County's loss ratio. In the last five or six years, the County had a 74% loss ratio, whereas CIS prefers 30-40%. In the last two years, Benton's loss ratio was around 30%.

M. Godfrey explained that workers compensation is much more stable than the property market. Supportive Assistance to Individuals and Families (SAIF) is the County's insurance carrier, with a guaranteed cost plan, so there is no risk of rates increasing based on claims. Benton has performed very well on claims in the last two years. There is a 2% net decrease on manual rates. Due to managers encouraging a safety-based culture, Benton's experience rating is going down to .81, which means a 19% discount based on performance. Benton is outperforming its peers. The expected claim count is 28; there are 21 claims so far this year, down from 30 last year. Workers compensation base rates may increase slightly over the next five years, probably based on the inflation factor of actual claims and medical costs. Any of those potential increases can be offset through performance.

Augerot praised Rick Pasley and the safety team. Augerot asked Finance and Human Resources to provide an update on self-insurance for healthcare at a later time.

Crager to work with Martineau on that.

**MOTION:** Wyse moved to accept the recommendations for property and liability coverages and for workers compensation coverage for fiscal year 2023-24 as set forth by the Agent of Record. Augerot seconded the motion, which **carried 2-0.**



**7.2 National Trust Preservation Fund Grant – Inga Williams, Community Development**

Williams explained that Benton received the \$5,000 grant based on a unique educational system called “The Specters of Benton County.” The grant requires a match, which will be funded through the certified local government branch that the Historic Resources Commission administers, the City of Corvallis, sponsors, and in-kind work from Conundrum House.

Augerot was pleased that Benton was recognized at a national level for the innovation in sharing historical information through games.

**MOTION:** Wyse moved to approve the Community Development Department's application for grant funding and accept the National Trust Preservation Fund grant awarded to Benton County by the National Trust for Historic Preservation using the matching funds. Augerot seconded the motion, which **carried 2-0.**

Chair Augerot recessed the meeting at 9:40 a.m. and reconvened at 9:46 a.m.

**8. New Business**

**8.1 Order #D2023-052 Establishing a Temporary Speed Limit on Chapel Drive – Ian McGuire, Public Works**

**MOTION:** Wyse moved to approve Order #D2023-052 Establishing a Temporary Speed Limit on Chapel Drive, County Road No. 26463 and direct Staff to erect traffic devices in accordance with the Manual on Uniform Traffic Control Devices. Augerot seconded the motion, which **carried 2-0.**

**8.2 Acceptance of Easements and Right-of-Way for Chapel Drive – Ian McGuire, Public Works**

McGuire explained that staff worked with each land owner to minimize impacts of road changes on neighbors. Staff feel these dedications are the best solution to balance the needs of owners and the public’s need for a safer roadway.

**MOTION:** Wyse moved to accept the right of way dedications and slope and storm drain easement documents. Augerot seconded the motion, which **carried 2-0.**

**9. Other**

No other business was discussed.

Augerot recessed the meeting at 9:51 a.m. and reconvened at 11:12 a.m.

**10. Adjournment**

Vice-Chair Augerot adjourned the meeting at 11:12 a.m.

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Xanthippe Augerot, Vice-Chair

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Erika Milo, Recorder

\* *NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

**MINUTES OF THE MEETING  
BENTON COUNTY BOARD OF COMMISSIONERS**

**Zoom link:** <https://us06web.zoom.us/j/82200831739?pwd=eUVtR3JmdFFaanRlZC5vOVFOTUNtUT09>

**Livestream:** <http://facebook.com/BentonCoGov>

**Tuesday, June 6, 2023**

**9:00 a.m.**

**Present:** **Pat Malone**, Chair; **Xanthippe Augerot**, Commissioner; **Nancy Wyse**, Commissioner; **Vance Croney**, County Counsel; **Suzanne Hoffman**, Interim County Administrator

**Staff:** **Cody Bindrim**, **Chris Ham**, **Ben Keeton**, **Bill Nelson**, **Cody McGuire**, **Crystal McGuire**, **Shane Mueller**, **Keith Nicolson**, **Lew Walund**, **Travis Wells**, Fleet; **Dawn Dale**, **John DeVaney**, **Bryan Lee**, **Jef Van Arsdall**, Sheriff's Office; **Cory Grogan**, Public Information Officer; **Cynthia D'Angiolillo**, **April Holland**, **Carla Jones**, **Lacey Mollel**, **Ahmed Zibare**, Health; **Amanda Makepeace**, BOC Staff; **Tracy Martineau**, Human Resources; **Sean McGuire**, Sustainability; **Erika Milo**, BOC Recorder; **Darren Nichols**, Community Development; **Gary Stockhoff**, Public Works; **Debbie Sessions**, **Jane Sievers**, Finance; **Sarah Siddiqui**, Equity, Diversity, & Inclusion

**Guests:** **Chris Edmonds**, Coastline PR; **Jinny Katz**, HazAdapt; **John Harris**, **Chris Harris**, Horsepower Productions; **Cornelia Levy-Bencheton**, **Marge Popp**, residents; **Reverend Jen Butler**, **Shawn Collins**, Unity Shelter; **Janet Napack**, Corvallis City Council; **Alex Powers**, Mid-Valley Media

**1. Opening:**

**1. Call to Order**

Chair Malone called the meeting to order at 9:11 a.m.

**2. Introductions**

**3. Announcements**

No announcements were made.

**2. Review and Approve Agenda**

The reader for Item 6.1 was changed from Avalon Mason to Caden DeLoach.

**3. Comments from the Public**

Shawn Collins, Unity Shelter, informed the Board that Unity Shelter is facing financial shortfalls that will require reduced services for people experiencing homelessness and as many as 20 staff layoffs. Collins shared this news with the Corvallis City Council last night. Unity's usual main funding source is Community Services Consortium (CSC), but due to the Republican walkout in the Oregon Senate, CSC has not received its legislative funding. Unity is at risk of running out of funds by the end of July 2023. If Unity makes substantial changes, funds may last to the end of September 2023. This will impact about 50 people who are currently sheltered, and will impact the community due to more people being unhoused.

Augerot agreed the situation is very unfortunate, and asked if Collins had contacted any of Benton County's legislators.

Collins replied the next step is to contact Speaker Dan Rayfield and Senator Sara Gelser Blouin.

Wyse expressed sorrow that Unity and the community are going through this. Wyse suggested directly contacting the senators who walked out to explain how much this impacts Unity and many other organizations.

Malone encouraged Collins to contact Representative David Gomberg and especially Senator Dick Anderson. Rayfield and Gelser Blouin are sympathetic and working on the issue.

Reverend Jennifer Butler, Minister at First Congregational Church, Unity Shelter Board member, updated the Board on a conversation between service providers/advocates and the City of Corvallis. In 2021, the Oregon legislature adopted House Bill (HB) 3115, which requires local laws to be objectively reasonable as to the time, place, and manner that community members experiencing homelessness may be allowed to sit, lie, sleep, or keep warm and dry outdoors on public property. During the legislative hearings on the bill, the League of Oregon Cities urged local governments to work directly with service providers and the impacted population. However, Corvallis did not consult with either group in proposing local legislation that must be in effect by July 1, 2023. Butler stated that the City is not trying to reduce harm with the ordinance, but simply to shield itself from liability. The proposed ordinance delegates implementation of 3115 to the City Manager, with no transparency or accountability. Ordinance language lacks clarity and increases the potential for harm. Last night, more than 50 service providers including Unity testified at the City Public Hearing for this ordinance, urging Corvallis to create collaborative public policy. City Councilor Briae Lewis stated that Benton County and the Home, Opportunity, Planning & Equity (HOPE) Board have been trying to work with Corvallis and service providers to address compliance. Butler stated that service providers are unaware of these conversations. Butler asked Benton County to facilitate unified policies that consider the well-being of the whole community, while also complying with the law and offering protection from liability.

Augerot asked Hoffman and Wyse, a HOPE Board member, whether there had been discussions with Corvallis on this topic.

Wyse replied that is part of a larger conversation that the Board did not have time for during this meeting.

Hoffman was not aware of conversations taking place but will follow up with the team.

Augerot asked to hear more about the matter at another time.

#### **4. Work Session**

##### **4.1 Fleet Services Recognition as the Fourth Best Public Fleet in America – Gary Stockhoff, Keith Nicolson; Public Works**

Ham, Nelson, Keeton, Bindrim, Cody McGuire, Crystal McGuire, Walund, Wells, Mueller, Nicolson, and Tim O’Sullivan (not present) were called before the Board.

Malone recognized the Fleet team for ranking fourth on the National Fleet Management Association’s list of the 100 best public fleets in the United States. Unsatisfied with a ninth place ranking in 2022, Fleet staff worked to improve. Fleet is helping to achieve Benton County

sustainability goals by transitioning to electric and hybrid vehicles and establishing more vehicle charging stations.

The Board presented Fleet staff with challenge coins for exemplary service. Applause ensued.

#### **4.2 Justice System Improvement Program (JSIP) Phase I and Phase II – Board of Commissioners**

Augerot explained this is the Board's first chance to discuss JSIP since the failure of the May 16, 2023 bond measure. While this was an emotional blow, JSIP as a whole is much larger than just the bond. Next week there will be a groundbreaking ceremony for the Crisis Center, and plans for the new District Attorney's Office and Courthouse are still proceeding. JSIP Phase II is now on hold. The Board needs to do more community listening and discussion to learn what the community is willing to fund in terms of a jail, mental health facilities, and a homelessness center. There has been significant erosion of community trust both nationally and locally. The Board would like to start over, rebuild, and move forward. This discussion was intended to develop a short list of staff actions to prepare the Board for the next decisions about Phase II elements.

Malone stated the Board should find out why the effort was unsuccessful. The County laid a good foundation for JSIP in 2018-19 with community town halls, , but with COVID-19 intervening, some of that momentum was too far back to impact the recent vote. This is a temporary setback but the County will keep moving forward. Phase I is in operation; the Crisis Center groundbreaking will be on June 14, 2023, and construction will start the week after. The County found alternative sources of funding for Phase I. In the next few weeks, the Board will examine voting trend information and the anecdotal evidence coming in.

Wyse expressed interest in going back to the drawing board and putting every option on the table. For that to work, the Board needs more information on the major reasons why individuals voted against the bond. The Board's main goal is to support the community and do what the Board thinks is best for the community; voters voted no, so responsibility lies with the Board. Out of the list of 200 or so reasons submitted, the Board needs to know which reasons were most influential before making other decisions.

Augerot thanked the individuals who sent comments about why they voted for or against the bond. The list of reasons was generated by School Board member Sami Al-Abdrabbuh on Facebook. The community is willing to have further conversation. Augerot recommended doing an online survey, but more importantly, staff should convene two to three focus groups that are diverse and representative of perspectives. The Board needs to listen as well as look at statistics. The call for input needs to go out more broadly while people are still engaged and aware.

Malone felt that the town halls generated a lot of good information that may have been lost in intervening years. The County needs to re-engage the whole community. Now the County has much more information to help guide the discussion.

Hoffman stated that staff would be ready to work with Board on a plan to collect the desired information and engage the community, which includes all County staff.

Wyse asked about the intended outcome of this agenda item.

Augerot replied the goal was to direct staff to take next steps.

Wyse asked if staff understood the Board's direction.

Hoffman replied that staff can return with a range of options and a plan, including which elements may need to be set aside in order to prioritize community discussion.

Wyse expressed a need for more information and favored that approach.

Augerot noted that many community members have offered expertise. Staff can review the feedback and create a plan that balances the qualitative information with the quantitative.

Van Arsdall echoed the Board's comments. Van Arsdall was hugely disappointed by the bond failure, but the Sheriff's Office continues to operate. The County needs to do better every day and better address voter needs and wants. This must involve the entire Benton County community and staff.

## **5. Consent Calendar**

- 5.1 In the Matter of Appointment to the Environmental and Natural Resources Advisory Committee: Milt Roselinsky, Order #D2023-050**
- 5.2 In the Matter of Appointment to the Mental Health, Addictions, and Developmental Disabilities Advisory Committee: Joe Harris, Order #D2023-051**
- 5.3 Ratification of Inclusion of Benton County Support on the OpEd Prepared by Representative Pam Marsh and Senator Dick Anderson Regarding House Bills 2980 and 2981 to Address Oregon's Housing Shortage**
- 5.4 In the Matter of Approving the May 16, 2023 Meeting Minutes**
- 5.5 In the Matter of Approving the October 25, 2022 Information Sharing Meeting Minutes**
- 5.6 In the Matter of Approving the January 14, 2020 Goal Setting Minutes**
- 5.7 In the Matter of Approving the November 12, 2019 Goal Setting Minutes**
- 5.8 In the Matter of Approving the October 8, 2019 Goal Setting Minutes**

**MOTION:** Wyse moved to approve the Consent Calendar of June 6, 2023. Augerot seconded the motion, which **carried 3-0.**

## **6. Proclamations**

- 6.1 In the Matter of Proclaiming June as Lesbian, Gay, Bisexual, Transgender, and Queer Plus (LGBTQ+) Pride Month, Proclamation #P2023-012 – *Caden DeLoach, Health Department***

DeLoach read the Proclamation aloud. Pride has become a worldwide celebration of community, perseverance, and survival. Benton County has a history of supporting the LGBTQ+ community. In 2004, the Benton County Board permitted marriage licenses to be issued for same-gender

couples. When Oregon Measure 36 banned same-gender marriages, Benton residents voted against the measure. This ban stayed in place until a judge found it unconstitutional in 2014. Benton County is committed to equity for all.

**MOTION:** Augerot moved to accept Proclamation #P2023-012. Wyse seconded the motion, which **carried 3-0.**

**6.2 \*In the Matter of Proclaiming June 19, 2023 as Juneteenth in Benton County, Proclamation #P2023-013 – John Phillips, Vice President of the Linn-Benton NAACP**

Siddiqui introduced Phillips.

A video was shown of Phillips reading the Proclamation aloud. The United States was founded on the labor of enslaved African-Americans and their descendants. Though the Emancipation Proclamation went into effect in 1863, it took years for the Union Army to enforce this nationwide. On June 19, 1865, the Proclamation was announced in the City of Galveston, Texas. This was commemorated as Juneteenth or Freedom Day, which celebrates the Black community and the dream of freedom for all. Juneteenth became a national holiday in 2021. The Board declared Juneteenth a County holiday on March 1, 2022. This year, Juneteenth is held on June 19, 2023. Juneteenth is traditionally celebrated through community events: acts of community service, religious services, and sharing food. There is still more work to do, including addressing Oregon's anti-Black past, and increasing the retention and safety of Black community members in Benton County.

**MOTION:** Augerot moved to proclaim June 19, 2023 as Juneteenth in Benton County, Proclamation #P2023-013. Wyse seconded the motion, which **carried 3-0.**

**{Exhibit 1: Juneteenth Proclamation Video}**

Chair Malone recessed the meeting at 10:11 a.m. and reconvened at 10:19 a.m.

**7. New Business**

**7.1 Community Health Center (CHC) Financial Challenges Update – Carla Jones, CHC Director**

Jones explained that in the 2023-25 budget process, the Linn-Benton CHCs went from a \$12 million gap to a balanced budget. This involved eliminating almost 12 positions, applying a strong vacancy factor, and forecasting aggressive revenue goals. Now the vacancy factor has grown. Open positions that are critical to providing primary care include: two primary care providers, five medical assistants (MAs), and three customer service representatives. The CHCs typically fill open provider positions with locum tenens (LT) contracts so patients still have access to care during recruitment, but due to increases in housing costs, living expenses, and salaries, the CHCs cannot afford LTs any longer and have terminated all LT contracts, which saves about \$7-9,000 per week per contract.

Due to staffing shortages, Benton is unable to operate all CHCs at current staffing levels. Aalsea Health Clinic (AHC) has over 300 patients, including some from surrounding communities. AHC costs the County about \$2,700 per day to operate fully, while generating only \$350-900 per day if it were at maximum capacity and demand. Since the County partnered with Aalsea in 2013 to operate AHC, the County has subsidized AHC with a County Service District tax paid by

residents, and with Health Resources and Services Administration (HRSA) grants and the 340B Drug Pricing Program. It is difficult to continue to subsidize AHC when all CHCs face staffing shortages. The County has done robust recruiting campaigns, but the Alsea provider is the hardest to fill, and even if one could be recruited, there are not enough MAs. A recruiting agency was unsuccessful. Staff worked with Human Resources to refresh job descriptions and expand posting locations, which brought in some providers, but not to Alsea.

The top concern is MA turnover rate. Staff are working with Linn-Benton Community College, bringing in two medical students at the end of June 2023. Staff continue engagement initiatives and weekly communication. Since ending the LT contract at AHC, the County is using Benton Health Center (BHC) staff to operate AHC. This works somewhat, but causes opportunity costs at BHC, because patient demand is much lower at AHC. Staff have worked hard with the Alsea community to increase patient volume, but having an unstable provider makes it difficult. Staff have placed articles in the local newspaper and notices on Facebook, and offer school partnerships, health fairs, and a community health navigator. This has helped with relationships but not increased patient volume.

Jones has spoken with CHC Board members and Alsea and County leadership about the challenges. Jones received much community support as well as concern about the future. Jones presented the following options:

1. Continue to operate using LT providers (costly) and staff or clinic rotations (unstable). Six months is enough time to research and analyze long-term solutions.
2. Temporarily close AHC for six months to evaluate options. CHCs would continue to serve Alsea residents in these forms:
  - a. Offer primary care home services by changing residents' primary care provider (PCP) to BHC or Monroe Health Center. Patients would not have long wait times.
  - b. Continue to provide navigation services such as transportation, health education, and connections to community resources.
  - c. Continue to offer dental preventative and sealant services in schools.
  - d. Host vaccination clinics for the community.
  - e. Host a health fair including sports physicals, vaccinations, and blood pressure checks, in coordination with schools. A fair is already planned for this summer.
  - f. Continue to offer home visiting for homebound individuals and add telehealth.

If the County proceeds with temporary closure, staff will formally communicate the reasons and services in formats including email distribution lists, print media, and social media. Current patients will receive a 30-day notice of changes, and staff will speak directly with those who have higher need. Jones was optimistic that in six months, the County can better retain current staff, analyze future options, and continue partnership with Alsea. The next step would be to ask the CHC Board of Directors for approval, then ask HRSA for a scope change and final approval.

Wyse asked about the subsidy cost if keeping AHC open.

Jones replied that not including the current County subsidies, AHC actuals for the Fiscal Year to date show an almost \$300,000 deficit, for a \$700,000 deficit for the biennium.

Wyse asked if the main issue was that the County cannot secure enough providers to generate enough income in AHC.

Jones replied the issues were needing a stable provider, and being short on MAs. If one more MA leaves, the County will face this problem in other clinics too. This has been a long-term

subsidy. Rural health is very hard to maintain, but these services are very important for the community. Staff have discussed other models of care, such as open walk-in time with some PCP time.

Wyse requested examples of daily services that are provided at AHC.

Jones replied that staff provide the same integrated PCP care at all sites. Basic services include: a PCP for acute and preventive care, a Registered Nurse (RN) who coordinates referrals and other specialty services, and a clinical health navigator who connects patients to food, insurance, and other social services. A clinical pharmacist helps patients manage diabetes and other complex chronic conditions, and a behavioral health provider provides services one day per week. Sometimes a doctor offers reproductive health services.

Augerot asked what the evaluation would consist of. Would AHC cease to be an integrated health home, not qualifying for the star rating the County aims for in its other clinics? Would there be a simpler model like in the past, with an RN offering services rather than a doctor? Are telehealth and home visits covered by Medicaid? If the County changes the scope of services, will that reduce the HRSA grant? How would navigation services be provided if AHC closes; would the navigator be based at the school, or work in Corvallis via telephone?

Jones replied the evaluation process would consist of investigating long-term funding, seeing if the Federal government reopens expansion grants, or seeing if AHC could become a certified rural health center through the Office of Rural Health. Another option is to increase the tax district. The current rate is \$.38 per thousand of assessed value, with a \$.84 ceiling. The community was paying \$.64, but when the building transferred to the County, the tax dropped to \$.38. The evaluation would explore certifications that would subsidize AHC and make it financially sound. The County might still do patient-centered primary care, but in a different configuration. Benton's CHC funding is typically based on its Uniform Data System data and a combination of patient panel sizes and demographics. Jones did not think those numbers would drop if Alsea patients were seen at other sites. Funding also relates to the number of employees; Jones did not think employees would be reduced, but more information is needed. Medicaid covers telehealth and will probably continue into 2024. Telehealth coverage expanded during the public health emergency. Jones felt the County could still get reimbursement for those services. The County can probably continue providing navigation through community places, but that needs to be examined. The school and the library would likely be the most successful locations.

Augerot noted two issues: the cost of staffing, and the small size of the Alsea patient panel; the County cannot afford to have valuable staff where fewer patients can be seen. Some urgent care needs also fall under rural clinics; the City of Monroe has a similar situation in that it provides some urgent care but does not usually fall under that approval. What the County learns in Alsea might also benefit Monroe. Augerot had been alarmed by the AHC news, but felt reassured that staff are being very thoughtful about the situation.

Wyse expressed not wanting to close AHC. Many of those rural residents already have a hard time getting healthcare and are disproportionately affected. Wyse asked if telehealth is provided via telephone or internet.

Jones replied telehealth is provided via an online video call.

Wyse noted that Alsea residents experience many internet connection issues. Telehealth may not be an option for many people.



Jones agreed telehealth will not work for all community members.

Wyse asked if the County could do more than it does currently to spread the impacts to other CHCs and share providers.

Jones answered no.

Wyse asked if the County would still levy the tax if AHC is closed.

Jones replied that is a County decision and has been a question from key leaders. Jones needs to discuss that with the County's Chief Financial Officer.

Augerot shared that one main reason for the tax and why the County lowered it was for building maintenance, and even if AHC is closed, the County will need to maintain the structure. It is logical to cease the tax if the County does operate there, but Augerot did not envision a scenario with no service. The County is committed to reimagining service in a way that is affordable and meets community needs.

Wyse stated that as a community member, she would not like to continue paying for services just to maintain a building the community cannot use.

Jones stated that the County will need to tell residents what services are still available.

Wyse noted the Board often hears that Alsea residents feel ignored; closing AHC seems like another way the County is not serving those residents well.

Augerot agreed, but the overall CHC situation is tenuous, and the Board must protect services for the total patient panel (just over 8,000 patients) while still providing services for the 300 in Alsea. It is a balancing act. The County must be clear about the intent of a six month closure, that the Service District is part of that analysis, and that the County will not undertake anything beyond six months without community input.

Wyse liked the term 'balancing act', weighing whether to spread impacts through all CHCs, or mainly impact AHC by closing temporarily. If impacts are spread, is that fair or equitable? Wyse asked how much it would cost the County to keep AHC open for six months while another plan is determined, and would that involve General Fund (GF) funds or other subsidies.

Jones replied the average monthly deficit is between \$15,000 and \$52,000, averaging about \$30,000, but staffing is a bigger problem. Jones does not have staff to keep AHC open another six months, and could lose more staff by trying to do so. Even if Jones finds an Alsea provider, housing is a big problem there. The County needs a more stable long-term solution for rotations using BHC.

Wyse asked if continuing to operate AHC was an option.

Jones replied that would mean using an LT provider, which costs \$9,000 per week, assuming Jones could recruit a provider. The resulting \$30,000 cost is an additional monthly deficit beyond what the County already subsidizes. The amount is being pulled from other clinic funds, of which a portion is GF; CHCs receive \$800,000 per year in GF funds spread across all six sites. Jones to follow up with Finance staff.

Sessions added that certain clinics are subsidizing the non-prosperous clinics, but CHCs are hurting overall; the GF is helping to subsidize operations.

Jones noted that CHCs are depleting reserves to bridge the gap; there is currently a 20-day reserve, whereas the County would be comfortable at a 90-day reserve.

Hoffman noted that Jones presented recently about challenges and solutions in the next biennium; the Board asked what is Plan B, and this discussion is one of the answers. Hopefully these decisions will be temporary as staff continue to work on increasing revenue. Hoffman praised the thoughtfulness of Jones and team on how to best care for the community. Hoffman asked, even if Jones received funds to continue to hire LTs, would that just keep the clinic open during the exploration, and would that provide better care overall than this proposal.

Jones was not sure how the community would respond, but continuing to operate the clinic with temporary staffing has not been accepted well, and may provide worse care than stable healthcare at other sites, assistance with transportation, and an in-home provider. Based on one year of Alsea community feedback, not having a stable provider is unpopular.

Wyse expressed frustration with the national systemic issues that prevent some individuals from accessing healthcare.

Jones commented that the Alsea community health is a major priority for the County, regardless of whether the County operates an open location there. Staff will partner with Alsea to make care available. Benton County CHCs are committed to the Alsea community's health and well-being.

Hoffman noted this is the reason CHCs were created in the first place.

Malone observed that the current situation is not working financially or in terms of staffing. Malone praised the thoughtful approach to how to serve the community in a different way while honoring the County's commitment. Plan B would go into effect almost two months from now, providing time to let people know what changes may be coming. It is not fair to subsidize one area at the expense of others.

**MOTION:** Augerot moved to accept the staff recommendation of a six-month temporary closure of the Alsea Health Center, beginning August 1, 2023, to allow for an evaluation to be conducted to determine the feasibility of reopening the Center on February 1, 2024. Wyse seconded the motion, which **carried 3-0**.

## **8. Departmental Reports & Requests**

### **8.1 Workers Compensation Coverage for Volunteers, Resolution #R2023-008 – *Jane Sievers, Debbie Sessions, Financial Services***

Sievers explained this Resolution authorizes worker and compensation coverage to volunteer personnel classifications, adding Community Emergency Response Team (CERT) volunteers to the County's State Accident Insurance Fund (SAIF) workers' compensation policy, effective July 1, 2023.

Lee shared that CERT members volunteered over 4,000 hours during COVID-19 activation and wildfire response, without full workers' compensation coverage. Staff are rebooting the program after a lull and seeking ways to engage volunteers. This Resolution gives volunteers official

coverage if they are injured while volunteering, similar to the coverage for Search & Rescue volunteers and Deputy Reserves.

Sessions added that the County has a separate volunteer policy which would peripherally cover CERT, but this coverage is much more robust.

Malone praised County volunteers. It makes sense to honor those efforts and provide volunteers with some coverage in case of an accident in the line of duty.

Augerot noted this will cost \$146,026 per year from the Sheriff's Office budget, a very reasonable expense.

**MOTION:** Augerot moved to approve Resolution #R2023-008 to elect the classes of volunteer personnel to be covered by workers compensation insurance. Wyse seconded the motion, which **carried 3-0.**

**8.2 Request for Approval to Grant Sole Source Contract for Courthouse Security Services, Order #D2023-049 – Jefri Van Arsdall, Benton County Sheriff**

Van Arsdall explained that since 2017, the Benton County Sheriff's Office (BCSO) has contracted with DPI Security to provide armed security at the Courthouse. This was previously done by jail staff on a rotation, but it is more fiscally responsible to contract. DPI augments BCSO staff on large trials and other occasions.

Malone felt this makes sense fiscally and for staff, especially given staffing challenges.

Sessions asked if the use of a sole source had been vetted.

Dale confirmed. Captain John Devaney, BCSO, contacted other counties and found that no one else in the area offers this service. The only other choice is to use deputies, which costs more.

Van Arsdall added this is a five-year contract.

**MOTION:** Wyse moved to approve order #D2023-049 authorizing the use of a sole-source exception to the process, as described in Benton County Code 2.275, to contract with DPI Group for security services at the Benton County Courthouse. Augerot seconded the motion, which carried 3-0.

**9. Other**

No other business was discussed.

**10. Executive Session ORS 192.660[2][a] – Employment of a Public Officer, Staff, or Agent**

Chair Malone exited the regular Board Meeting and immediately entered Executive Session at 11:28 a.m.

Chair Malone exited Executive Session at 12:08 p.m. and immediately reconvened the regular

**11. Adjournment**

Chair Malone adjourned the meeting at 12:08 p.m.

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Pat Malone, Chair

---

Erika Milo, Recorder

*\* NOTE: Items denoted with an asterisk do NOT have accompanying written materials in the meeting packet.*

# **PUBLIC HEARINGS**

## BOC Agenda Checklist Master

### Agenda Placement and Contacts

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**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Public Works

**Contact Name \*** Joe Mardis

**Phone Extension \*** 6285

**Meeting Attendee Name \*** Joe Mardis

### Agenda Item Details

**Item Title \*** In the Matter of Vacation of Two Portions of Coon Road, County Road No. 45800, Order #D2023-054

**Item Involves \*** Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

**Estimated Time \*** 15 min

**Board/Committee Involvement \***  Yes  
 No

**Advertisement\***

Yes

No

**Names/Dates of Publications**

List each publication name and date

Corvallis Gazette-Times, June 15 and June 25, 2023.

Item Issues and Description

**Identified Salient Issues \***

April 18, 2023, the Benton County Board Commissioners declared their intent to vacate two portions of Coon Road, County Road No. 45800. A county road officials report was done (see Exhibit D) as requested by the Benton County Board Commissioners. The ownership abutting the proposed two vacated portions of Coon Road is Jeffery Stone, Kimberly Scofield, Robert Stone, Victor Stone, and Valerie Swagerly. From a field location survey, it was determined that portions of the existing road were not in the legal 40 foot wide right of way of Coon Road and that a new right of way of 60 feet will be dedicated based on the centerline of the existing road. The owners will dedicate the new right of way via a subdivision plat named "Stones Throw". At the owners' request the areas shown on Exhibits A and B should be vacated. The utility company's concerns should be met by retaining a public utility easement on the vacated area shown on Exhibit B. The vacation of said portions is in the best interest of the public.

**Options \***

Approve or deny the vacation of the said portions of Coon Road.

**Fiscal Impact \***

- Yes
- No



# 2040 Thriving Communities Initiative

**Mandated Service?\***  Yes  No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

**Mandated Service Description\*** If this agenda checklist describes a mandated service or other function, please describe here.  
The vacation and the new dedication of the right of way will make the transportation network safer and more livable for the surrounding communities.

## Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

**Core Values\*** Select all that apply.  
 Vibrant, Livable Communities  
 Supportive People Resources  
 High Quality Environment and Access  
 Diverse Economy that Fits  
 Community Resilience  
 Equity for Everyone  
 Health in All Actions  
 N/A

**Explain Core Values Selections\*** The vacation and the new dedication of the right of way will make the transportation network safer and more livable for the surrounding communities.

**Focus Areas and Vision\*** Select all that apply.  
 Community Safety  
 Emergency Preparedness  
 Outdoor Recreation  
 Prosperous Economy  
 Environment and Natural Resources  
 Mobility and Transportation  
 Housing and Growth  
 Arts, Entertainment, Culture, and History  
 Food and Agriculture  
 Lifelong Learning and Education  
 N/A

**Explain Focus Areas and Vision Selection\*** The vacation and the new dedication of the right of way will make the transportation network safer and more livable for the surrounding communities.

# Recommendations and Motions

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## Item Recommendations and Motions

---

**Staff** It is recommended by staff to vacate the two portions of Coon Road.

**Recommendations\***

**Meeting Motions\*** I move to ...

... vacate two portions of Coon Road, County Road No. 45800, as described in the vacation order, pursuant to ORS 368.326 to 368.341, Order #D2023-054.

# Attachments, Comments, and Submission

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## Item Comments and Attachments

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**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Coon Road Vacation Attachments.pdf 2.22MB

**Comments (optional)**

Original order to be signed by board to be brought to meeting by Joe.

If you have any questions, please call ext.6800

**Department Approver**

GARY STOCKHOFF

1.

## Department Approval

---

Comments

Signature

*Gary Stockhoff*

2.

## Counsel Approval

---

Comments

Signature

*Vance H. Cooney*

3.

## County Administrator Approval

---

Comments

Signature

*Suzanne Hoffman*

3.

## BOC Final Approval

---

Comments

Signature

*Amarda Makepeace*

**BEFORE THE BENTON COUNTY BOARD OF COMMISSIONERS  
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

**In the Matter of Vacation of Two Portions )  
of Coon Road, County Road No. 45800 ) ORDER #D2023-054**

THE ABOVE ENTITLED MATTER COMING NOW FOR THE CONSIDERATION OF  
THE BOARD AND,

IT APPEARING TO THE BOARD THAT:

Pursuant to ORS 368.341, Resolution No. R2023-004 declares the Benton County Board of Commissioners' intent to initiate proceedings to vacate two portions of Coon Road, County Road No. 45800, and

The maps per Exhibits A and B, and the descriptions per Exhibit C were changed in the petition to match the two portions to be vacated more accurately per the plat of "Stones Throw," and

The County Road Official did prepare and file a written road official's report (see EXHIBIT D) pursuant to ORS 368.346 (1) recommending to vacate two portions of Coon Road, County Road No. 45800, and that a new right of way of 60 feet wide will be dedicated via the subdivision plat "Stones Throw," is in the best interest of the public, and

Pursuant to ORS 368.346 (3), public notice has been provided under ORS 368.401 to 368.426; and

Pursuant to ORS 368.346 (2), a Public Hearing was held on July 5, 2023 in the Benton County Board of Commissioners Meeting Room at 4500 SW Research Way, Corvallis, Oregon 97333, where the Benton County Board of Commissioners will make a determination if the vacation of said road is in the public interest.

**NOW, THEREFORE, THIS BOARD FINDS THAT:**

1. The vacation proceeding has been initiated by Benton County Board of Commissioners by Resolution No. R2023-004.
2. The County Road Official, pursuant to said county road official's written report (see Exhibit D), recommends the vacation of the described two portions herein of Coon Road, County Road No. 45800, and that the plat of "Stones Throw" subdivision will dedicate a 60 foot right of way around the existing physical road and is in the best interest of the public.

3. The vacation of the two portions of said county road and right of way would not be detrimental to the public or adjacent landowners.
4. A notice was provided to all utility companies to respond to any easement needs or concerns and that the vacation of right of way shown on Exhibit B should retain a public utility easement.

**NOW, THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:**

The following described two portions of Coon Road, County Road No. 45800, shall be vacated in accordance with ORS 368.356 as described in the following descriptions; that the plat of "Stones Throw" will provide a dedication of a 60 foot right of way; and the vacation of right of way shown on Exhibit B shall retain a public utility easement.

See Attached Maps (EXHIBITS A, B, and C) for the legal descriptions.

This signed order shall be recorded at the Benton County Records Office and a recorded copy filed with the County Surveyor and County Assessor.

Adopted this 5<sup>th</sup> day of July, 2023.

Signed this 5<sup>th</sup> day of July, 2023.

**BENTON COUNTY BOARD OF COMMISSIONERS**

---

Pat Malone, Chair

---

Xanthippe Augerot, Vice Chair

---

Nancy Wyse, Commissioner

Approved as to Form:

---

County Counsel

**BEFORE THE BENTON COUNTY BOARD OF COMMISSIONERS  
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

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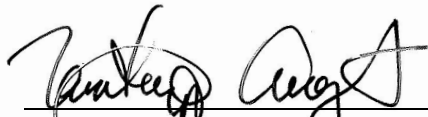
Adopted this 5<sup>th</sup> day of July, 2023.

Signed this 5<sup>th</sup> day of July, 2023.

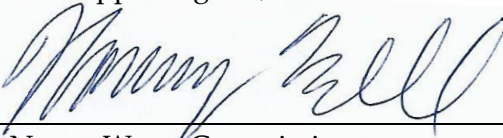
**BENTON COUNTY BOARD OF COMMISSIONERS**



Pat Malone, Chair



Xanthippe Augerot, Vice Chair



Nancy Wyse, Commissioner

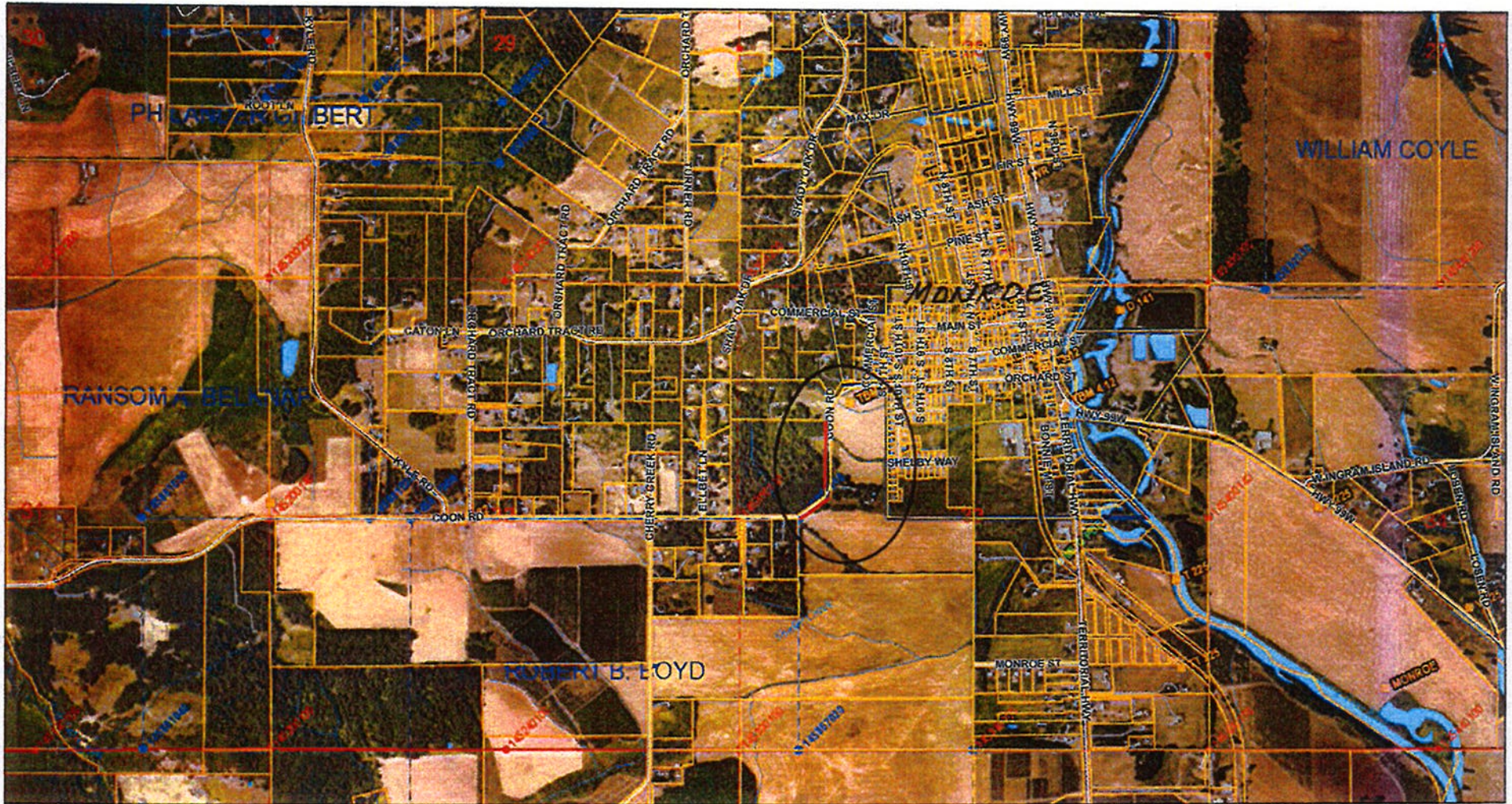
Approved as to Form:



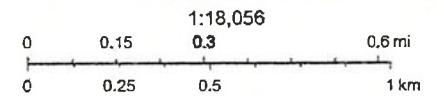
County Counsel



### Vacation of Coon Road Vicinity



3/22/2023, 1:52:27 PM



Benton County Public Works - County Surveyor, Benton County, Oregon, County of Benton, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin,

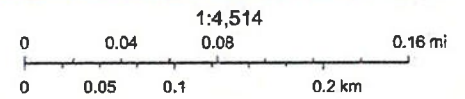
Benton County, Oregon  
MAY NOT BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES



# Vacation of Coon Road



3/22/2023, 1:49:51 PM



Benton County Public Works - County Surveyor, Benton County, Oregon, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, County of Benton, Bureau of Land

Benton County, Oregon  
MAY NOT BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES

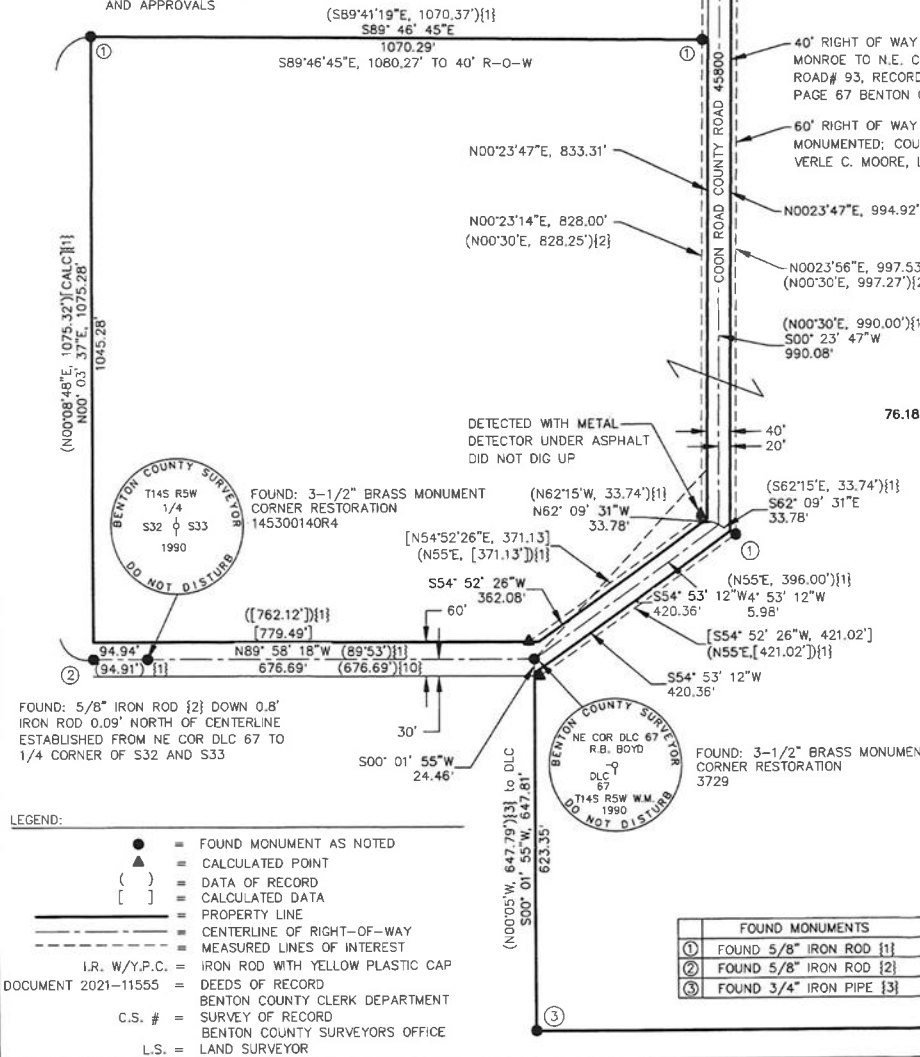


# STONES THROW

IN THE  
WEST 1/2 OF SECTION 33, AND THE  
NORTHEAST 1/4 OF SECTION 32  
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON  
MAY 5, 2023

### SHEET INDEX

- SHEET 1 - EXISTING CONDITIONS, NARRATIVE
- SHEET 2 - EXISTING CONDITIONS
- SHEET 3 - PARTIAL COON ROAD VACATION
- SHEET 4 - LOTS 1 THROUGH 4,  
RIGHT-OF-WAY DEDICATION
- SHEET 5 - RIGHT-OF-WAY DEDICATION
- SHEET 6 - DECLARATION, SURVEYOR'S CERTIFICATE  
ACKNOWLEDGEMENTS, RECORDING,  
AND APPROVALS



- LEGEND:**
- = FOUND MONUMENT AS NOTED
  - ▲ = CALCULATED POINT
  - ( ) = DATA OF RECORD
  - [ ] = CALCULATED DATA
  - = PROPERTY LINE
  - - - = CENTERLINE OF RIGHT-OF-WAY
  - · - · - = MEASURED LINES OF INTEREST
- I.R. W/Y,P.C. = IRON ROD WITH YELLOW PLASTIC CAP  
DOCUMENT 2021-11555 = DEEDS OF RECORD  
BENTON COUNTY CLERK DEPARTMENT  
SURVEY OF RECORD  
C.S. # = BENTON COUNTY SURVEYORS OFFICE  
L.S. = LAND SURVEYOR

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD [1]
②	FOUND 5/8" IRON ROD [2]
③	FOUND 3/4" IRON PIPE [3]

### NARRATIVE

This survey was completed to subdivide the Stones Throw subdivision as approved by the Benton County Planning department approval of LU-23-003 on March 21, 2023. During the review and approval process for this subdivision, it was determined that a portion of the actual traveled path of Coon Road, County Road 45800, was constructed outside of the Right-of-Way as dedicated in the records of road Book 1, Page 67, Benton County, Oregon. With the direction of the Benton County Surveyor, it was also determined in the said Road Book 1, that the Right-of-Way of Coon Road, from the northeast corner of the Donation Land Claim 67 to the city limits of Monroe, is only 40 feet in width. Past surveys have shown and monumented the right of way as being 60 feet in width.

All of the monuments for the existing exterior boundary of the Stones Throw subdivision were in place and have been accepted as tied and as shown on Page 1 and Page 2 of this survey. Additional monuments have been placed for the modifications to the Coon Road as shown on Pages 3, 4 and 5.

The Right-of-Way of Coon Road, County Road 45800, has been modified so that the centerline of the Right-of-Way fits the traveled path of the existing roadway. Any area within the boundary of the Stones Throw subdivision the Right-of-Way has been dedicated to a width of 60 feet. Any portion of the original 40 foot dedication that travels outside of the newly establish Right-of-Way within the Stones Throw subdivision has been vacated per this plat (shown on page 3) and the vacation order shown. The Northerly and Westerly Right-of-Way, outside of the Stones Throw subdivision, remains at the original dedicated location with a width of 40 feet as shown and was determined by Benton County that it not be adjusted to follow the traveled roadway.

The Basis of Bearings for this survey was the Southern line of the Red Hills Estates recorded as SP0012-025, Benton County Surveyors Office. This line is from the Southwest corner of the said subdivision to the Southeast corner of the said subdivision to the Center 1/4 corner of Section 33.

All monuments shown are at ground level and are in good condition unless noted otherwise.

- SURVEYS AND DOCUMENTS OF RECORD**
- [1] C.S. 5498 - VERLE C. MOORE L.S. 501
  - [2] C.S. 5595 - VERLE C. MOORE L.S. 501
  - [3] G 145-00020
  - [4] RED HILLS ESTATES - SP0012-025, DECEMBER 6, 2018
  - [5] PP 90-17
  - [6] C.S. 6926 - R.S. CASTLEBERRY L.S. 684
  - [7] C.S. 6986 - R.S. CASTLEBERRY L.S. 684
  - [8] C.S. 5672 - R.S. CASTLEBERRY L.S. 684
  - [9] COON ROAD C.R. 45800 - ROAD# 93, RECORDS OF ROADS BOOK, 1, PAGE 67 BENTON COUNTY, OREGON
  - [10] D.L.C. 67 REMON CORNER RESTORATION 3729
  - [11] 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
  - [ ] DEED - 2017-553823 - BENTON COUNTY, OR

**SURVEY FOR STONES THROW - EXISTING CONDITIONS**

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32  
BENTON COUNTY, OREGON

T.14S. R.5W. W.M.  
SCALE: 1" = 150'  
DATE: 05/05/23  
DRAWN BY: MSD

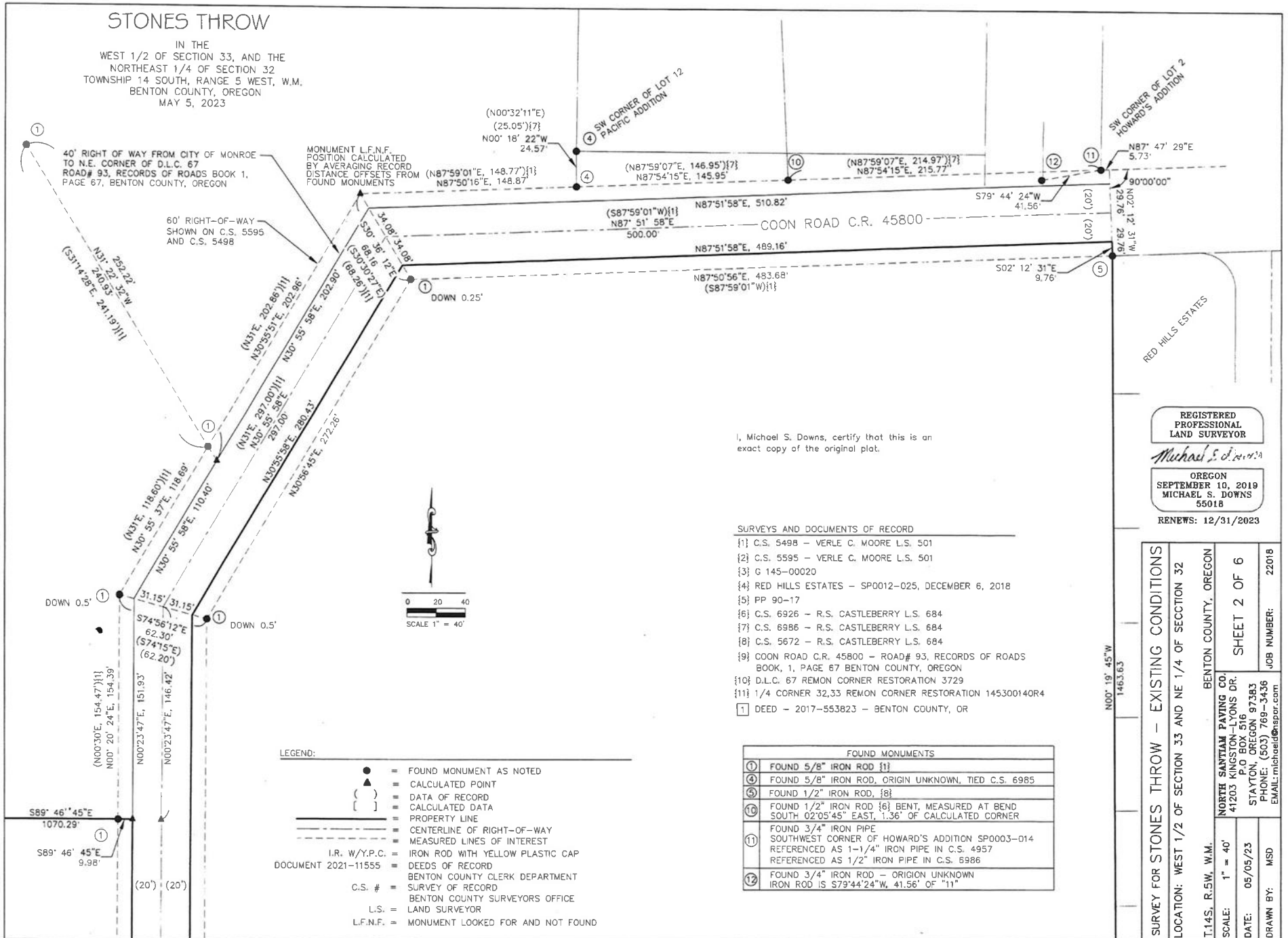
**NORTH SANTIAM PAYING CO.**  
41203 KINGSTON-LYONS DR.  
P.O. BOX 516  
STAYTON, OREGON 97383  
PHONE: (503) 769-3436  
EMAIL: michael@mspb.com

SHEET 1 OF 6  
JOB NUMBER: 22018

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
SEPTEMBER 10, 2019  
MICHAEL S. DOWNS  
55018  
RENEWS: 12/31/2023





**STONES THROW**

IN THE  
WEST 1/2 OF SECTION 33, AND THE  
NORTHEAST 1/4 OF SECTION 32  
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON  
MAY 5, 2023

40' RIGHT OF WAY FROM CITY OF MONROE  
TO N.E. CORNER OF D.L.C. 67  
ROAD# 93, RECORDS OF ROADS BOOK 1,  
PAGE 67, BENTON COUNTY, OREGON

60' RIGHT-OF-WAY  
SHOWN ON C.S. 5595  
AND C.S. 5498

MONUMENT L.F.N.F.  
POSITION CALCULATED  
BY AVERAGING RECORD  
DISTANCE OFFSETS FROM  
FOUND MONUMENTS

(N00°32'11"E)  
(25.05') [7]  
N00° 18' 22"W  
24.57'

SW CORNER OF LOT 12  
PACIFIC ADDITION

(N87°59'07"E, 146.95') [7]  
N87°54'15"E, 145.95'

(N87°59'07"E, 214.97') [7]  
N87°54'15"E, 215.77'

N87° 47' 29"E  
5.73'

90°00'00"

(S87°59'01"W) [1]  
N87° 51' 58"E  
500.00'

N87°51'58"E, 510.82'  
N87°51'58"E, 489.16'

S79° 44' 24"W  
41.56'

502' 12' 31"E  
9.76'

N87°50'56"E, 483.68'  
(S87°59'01"W) [1]



- LEGEND:**
- = FOUND MONUMENT AS NOTED
  - ▲ = CALCULATED POINT
  - ( ) = DATA OF RECORD
  - [ ] = CALCULATED DATA
  - = PROPERTY LINE
  - - - = CENTERLINE OF RIGHT-OF-WAY
  - · - · - = MEASURED LINES OF INTEREST
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  - DOCUMENT 2021-11555 = DEEDS OF RECORD
  - C.S. # = SURVEY OF RECORD
  - L.S. = LAND SURVEYOR
  - L.F.N.F. = MONUMENT LOOKED FOR AND NOT FOUND

I, Michael S. Downs, certify that this is an exact copy of the original plot.

- SURVEYS AND DOCUMENTS OF RECORD**
- {1} C.S. 5498 - VERLE C. MOORE L.S. 501
  - {2} C.S. 5595 - VERLE C. MOORE L.S. 501
  - {3} G 145-00020
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  - {5} PP 90-17
  - {6} C.S. 6926 - R.S. CASTLEBERRY L.S. 684
  - {7} C.S. 6986 - R.S. CASTLEBERRY L.S. 684
  - {8} C.S. 5672 - R.S. CASTLEBERRY L.S. 684
  - {9} COON ROAD C.R. 45800 - ROAD# 93, RECORDS OF ROADS BOOK, 1, PAGE 67 BENTON COUNTY, OREGON
  - {10} D.L.C. 67 REMON CORNER RESTORATION 3729
  - {11} 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
  - {1} DEED - 2017-553823 - BENTON COUNTY, OR

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD [1]
④	FOUND 5/8" IRON ROD, ORIGIN UNKNOWN, TIED C.S. 6985
⑤	FOUND 1/2" IRON ROD, [8]
⑩	FOUND 1/2" IRON ROD [6] BENT, MEASURED AT BEND SOUTH 02°05'45" EAST, 1.36' OF CALCULATED CORNER
⑪	FOUND 3/4" IRON PIPE SOUTHWEST CORNER OF HOWARD'S ADDITION SP0003-014 REFERENCED AS 1-1/4" IRON PIPE IN C.S. 4957 REFERENCED AS 1/2" IRON PIPE IN C.S. 6986
⑫	FOUND 3/4" IRON ROD - ORIGIN UNKNOWN IRON ROD IS S79°44'24"W, 41.56' OF "11"

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Michael S. Downs*  
OREGON  
SEPTEMBER 10, 2019  
MICHAEL S. DOWNS  
55018  
RENEWS: 12/31/2023

**SURVEY FOR STONES THROW - EXISTING CONDITIONS**  
LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

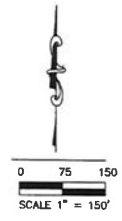
T.14S., R.5W., W.M.  
SCALE: 1" = 40'  
DATE: 05/05/23  
DRAWN BY: MSD

BENTON COUNTY, OREGON  
NORTH SANTIAM PAVING CO.  
41203 KINGSTON-LYONS DR.  
P.O. BOX 516  
STAYTON, OREGON 97383  
PHONE: (503) 769-3436  
EMAIL: michael.d@nsppr.com

SHEET 2 OF 6  
JOB NUMBER: 22018

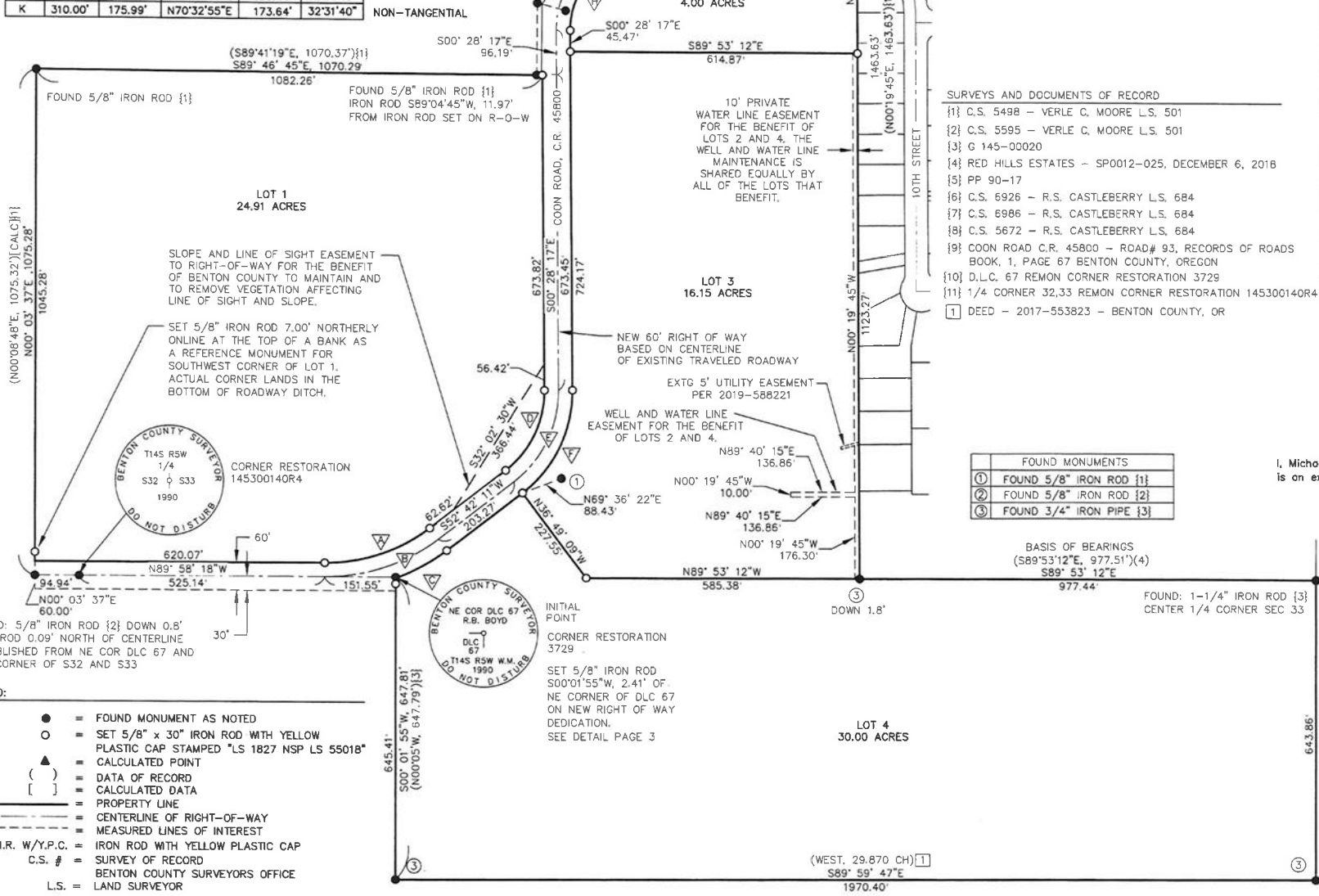


R-O-W REALIGNMENT CURVE DATA					
NO.	RADIUS	LENGTH	CRD. BNG.	CRD LGTH	DELTA
A	370.00'	241.03'	N71°21'56"E	236.80'	39°19'31"
B	400.00'	260.58'	N71°21'56"E	256.00'	35°15'00"
C	430.00'	125.24'	N61°02'49"E	124.80'	16°41'16"
D	210.00'	194.89'	N26°06'57"E	187.97'	53°10'28"
E	240.00'	222.74'	N26°06'57"E	214.83'	53°10'28"
F	270.00'	250.58'	N26°06'57"E	241.68'	53°10'28"
G	200.00'	191.13'	N26°54'24"E	183.94'	54°45'21"
H	170.00'	162.46'	N26°54'24"E	156.35'	54°45'21"
J	340.00'	193.10'	N70°32'55"E	190.44'	32°31'40"
K	310.00'	175.99'	N70°32'55"E	173.64'	32°31'40"



# STONES THROW

IN THE  
WEST 1/2 OF SECTION 33, AND THE  
NORTHEAST 1/4 OF SECTION 32  
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON  
MAY 5, 2023



- SURVEYS AND DOCUMENTS OF RECORD**
- {1} C.S. 5498 - VERLE C. MOORE L.S. 501
  - {2} C.S. 5595 - VERLE C. MOORE L.S. 501
  - {3} G 145-00020
  - {4} RED HILLS ESTATES - SP0012-025, DECEMBER 6, 2018
  - {5} PP 90-17
  - {6} C.S. 6926 - R.S. CASTLEBERRY L.S. 684
  - {7} C.S. 6986 - R.S. CASTLEBERRY L.S. 684
  - {8} C.S. 5672 - R.S. CASTLEBERRY L.S. 684
  - {9} COON ROAD C.R. 45800 - ROAD# 93, RECORDS OF ROADS BOOK, 1, PAGE 67 BENTON COUNTY, OREGON
  - {10} D.L.C. 67 REMON CORNER RESTORATION 3729
  - {11} 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
- [1] DEED - 2017-553823 - BENTON COUNTY, OR

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD {1}
②	FOUND 5/8" IRON ROD {2}
③	FOUND 3/4" IRON PIPE {3}

**BASIS OF BEARINGS**  
(S89°53'12"E, 977.51')(4)  
S89° 53' 12"E  
977.44

**SURVEY FOR** STONES THROW

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M.

SCALE: 1" = 150'

DATE: 05/05/23

DRAWN BY: MSD

BENTON COUNTY, OREGON

NORTH SANTIAM PAVING CO  
41203 KINGSTON-LYONS DR.  
P.O. BOX 516  
STAYTON, OREGON 97383  
PHONE: (503) 769-3436  
EMAIL: michael@nsap.com

SHEET 4 OF 6

JOB NUMBER: 22018

REGISTERED PROFESSIONAL LAND SURVEYOR

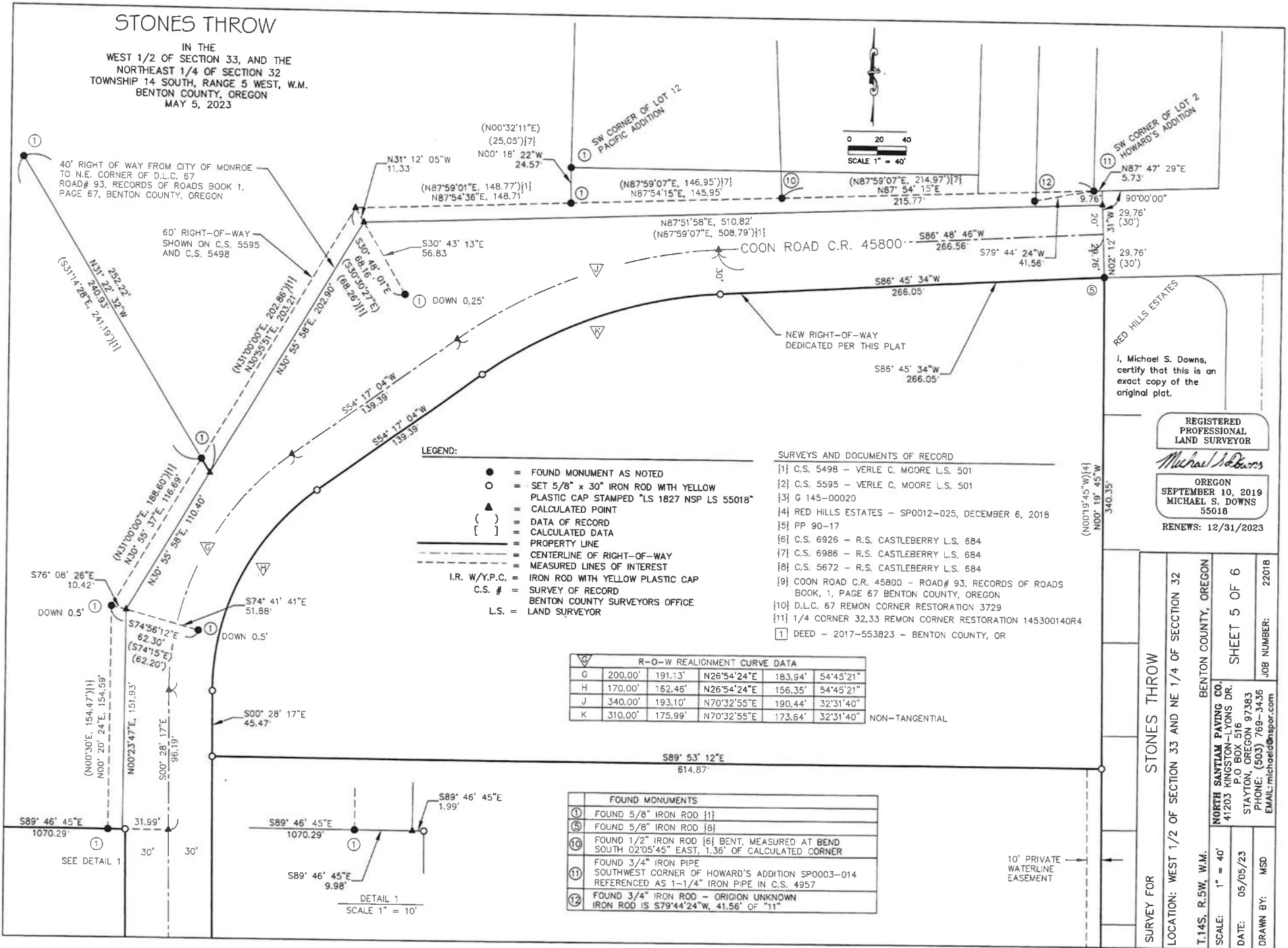
*Michael S. Downs*

OREGON  
SEPTEMBER 10, 2019  
MICHAEL S. DOWNS  
55018

RENEWS: 12/31/2023

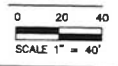
I, Michael S. Downs, certify that this is an exact copy of the original plat.

- LEGEND:**
- = FOUND MONUMENT AS NOTED
  - = SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1827 NSP LS 55018"
  - ▲ = CALCULATED POINT
  - ( ) = DATA OF RECORD
  - [ ] = CALCULATED DATA
  - = PROPERTY LINE
  - - - = CENTERLINE OF RIGHT-OF-WAY
  - = MEASURED LINES OF INTEREST
  - I.R. W/Y.P.C. = IRON ROD WITH YELLOW PLASTIC CAP
  - C.S. # = SURVEY OF RECORD
  - BENTON COUNTY SURVEYORS OFFICE
  - L.S. = LAND SURVEYOR



**STONES THROW**

IN THE  
WEST 1/2 OF SECTION 33, AND THE  
NORTHEAST 1/4 OF SECTION 32  
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON  
MAY 5, 2023



**LEGEND:**

- = FOUND MONUMENT AS NOTED
- = SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1827 NSP LS 55018"
- ▲ = CALCULATED POINT
- { } = DATA OF RECORD
- [ ] = CALCULATED DATA
- = PROPERTY LINE
- - - = CENTERLINE OF RIGHT-OF-WAY
- · — = MEASURED LINES OF INTEREST
- I.R. W/Y.P.C. = IRON ROD WITH YELLOW PLASTIC CAP
- C.S. # = SURVEY OF RECORD BENTON COUNTY SURVEYORS OFFICE
- L.S. = LAND SURVEYOR

**SURVEYS AND DOCUMENTS OF RECORD**

- {1} C.S. 5498 - VERLE C. MOORE L.S. 501
- {2} C.S. 5595 - VERLE C. MOORE L.S. 501
- {3} G 145-00020
- {4} RED HILLS ESTATES - SP0012-025, DECEMBER 6, 2018
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- {6} C.S. 6926 - R.S. CASTLEBERRY L.S. 684
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- {11} 1/4 CORNER 32,33 REMON CORNER RESTORATION 145300140R4
- [1] DEED - 2017-553823 - BENTON COUNTY, OR

R-O-W REALIGNMENT CURVE DATA					
G	200.00'	191.13'	N26°54'24"E	183.94'	54°45'21"
H	170.00'	162.46'	N26°54'24"E	156.35'	54°45'21"
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K	310.00'	175.99'	N70°32'55"E	173.64'	32°31'40"

NON-TANGENTIAL

FOUND MONUMENTS	
①	FOUND 5/8" IRON ROD {1}
⑤	FOUND 5/8" IRON ROD {8}
⑩	FOUND 1/2" IRON ROD {6} BENT, MEASURED AT BEND SOUTH 02°05'45" EAST, 1.36' OF CALCULATED CORNER
⑪	FOUND 3/4" IRON PIPE SOUTHWEST CORNER OF HOWARD'S ADDITION SP0003-014 REFERENCED AS 1-1/4" IRON PIPE IN C.S. 4957
⑫	FOUND 3/4" IRON ROD - ORIGIN UNKNOWN IRON ROD IS S79°44'24"W, 41.56' OF "11"

I, Michael S. Downs,  
certify that this is an  
exact copy of the  
original plat.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael S. Downs*

OREGON  
SEPTEMBER 10, 2019  
MICHAEL S. DOWNS  
55018

RENEWS: 12/31/2023

**SURVEY FOR** STONES THROW

LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32

T.14S, R.5W, W.M. BENTON COUNTY, OREGON

SCALE: 1" = 40'

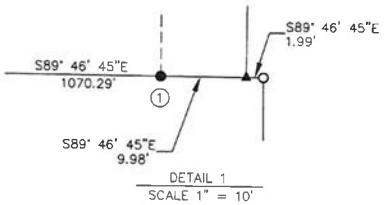
DATE: 05/05/23

DRAWN BY: MSD

NORTH SANTIAM PAYING CO.  
41203 KINGSTON-LYONS DR.  
STAYTON, OREGON 97383  
PHONE: (503) 769-3436  
EMAIL: michael@nspor.com

SHEET 5 OF 6

JOB NUMBER: 22018



10' PRIVATE WATERLINE EASEMENT

SURVEYOR'S CERTIFICATE:

I, Michael S. Downs, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map.

A parcel located in the West 1/2 of Section 33, and the Northeast 1/4 of Section 32, Township 14 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, being described more particularly as follows:

Beginning at the Northeast Corner of R.B. Boyd Donation Land Claim #67, thence N89°58'18"W, along the centerline of Coon Road, County Road 45800, 771.63 feet;

thence leaving said centerline of Coon Road, N00°03'37"E, 1075.28 feet; thence S89°46'45"E, 1100.27 feet to the centerline of said Coon Road; thence N00°23'47"E, along said centerline of Coon Road 146.42 feet; thence N30°55'58"E, along said centerline of Coon Road 297.00 feet; thence N87°51'58"E, along said centerline of Coon Road 500.00 feet; thence leaving said centerline of Coon Road, S02°12'31"E, 29.76 feet to the Northwest Corner of Red Hill Estates Subdivision, recorded at Benton County Surveyors office as SP0012-025; thence S00°19'45"E along the westerly line of said Red Hills Estates 1463.63 feet to the Southwest corner of said Red Hill Estates; thence S89°53'12"E along the Southerly line of said Red Hills Estates 977.44 feet to the Southeastly corner; thence S00°00'17"W 643.86 feet; thence N89°59'47"W 1970.40 feet; thence N00°01'55"E 647.81 feet to the Point of Beginning containing 76.18 acres more or less.

Michael S. Downs

Michael S. Downs  
Registered Land Surveyor No. 55018  
License expires December 31, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael S. Downs

OREGON  
SEPTEMBER 10, 2019  
MICHAEL S. DOWNS  
55018

RENEWS: 12/31/2023

I, Michael S. Downs, certify that this is an exact copy of the original plat.

STONES THROW

IN THE  
WEST 1/2 OF SECTION 33, AND THE  
NORTHEAST 1/4 OF SECTION 32  
TOWNSHIP 14 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON  
MARCH 27, 2023

Table with survey details: SURVEY FOR STONES THROW, LOCATION: WEST 1/2 OF SECTION 33 AND NE 1/4 OF SECTION 32, T.14S, R.5W, W.M. BENTON COUNTY, OREGON, SCALE: NONE, DATE: 05/05/23, DRAWN BY: MSD, NORTH SANTIAM PAVING CO. 41203 KINGSTON-LYONS DR. P.O BOX 516 STAYTON, OREGON 97383 PHONE: (503) 769-3436 EMAIL:michaeld@nspor.com, SHEET 6 OF 6, JOB NUMBER: 22018

DECLARATION:

Know all people by these present that Kimberly Kay Scofield, Robert Vance Stone, Victor Allen Stone, Valerie Anne Swarery and Jerrey Jay Stone, each as to an undivided one-fifth (1/5) interest as tenants in common are the owners of the land represented on the subdivision map, and more particularly described in the Surveyor's Certificate hereon, and has caused the same to be subdivided and platted into lots, in accordance with Chapter 92 of the Oregon Revised Statutes, as shown hereon, and does hereby grant all easements as shown or noted, and does hereby dedicate the Right-of-Way of Coon Road, County Road Number 45800 to Benton County as shown for the public.

In witness whereof we set our hands and seals this 17th day of May 2023,

Kimberly Kay Scofield  
1/5 interest as tenant in common.

ACKNOWLEDGMENT  
State of Oregon )  
County of Lane ) SS  
APRIL NICOLE DOUMA  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1004713  
MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Kimberly Kay Scofield, having a 1/5 interest as tenants in common, did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

Notary Signature  
Printed Name of Notary  
Notary Public for Oregon  
Commission No. 1004713

My Commission expires August 04, 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 17th day of May 2023,

Jeffrey Jay Stone  
1/5 interest as tenant in common.

ACKNOWLEDGEMENT  
State of Oregon )  
County of Lane ) SS  
APRIL NICOLE DOUMA  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1004713  
MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Jeffrey Jay Stone, having a 1/5 interest as tenants in common, did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

Notary Signature  
Printed Name of Notary  
Notary Public for Oregon  
Commission No. 1004713

My Commission expires August 04, 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 19th day of May 2023,

Valerie Anne Swarery  
1/5 interest as tenant in common.

ACKNOWLEDGEMENT  
State of Oregon )  
County of Lane ) SS  
SARAH ALIESHA AUSTIN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1026589  
MY COMMISSION EXPIRES AUGUST 04, 2026

This is to certify that on this 19th day of May 2023, that Valerie Anne Swarery, having a 1/5 interest as tenants in common, did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

Notary Signature  
Printed Name of Notary  
Notary Public for Oregon  
Commission No. 1026589

My Commission expires August 04, 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

In witness whereof we set our hands and seals this 19th day of May 2023,

Robert Vance Stone  
1/5 interest as tenant in common.

ACKNOWLEDGEMENT  
State of Oregon )  
County of Lane ) SS  
SARAH ALIESHA AUSTIN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1026589  
MY COMMISSION EXPIRES AUGUST 04, 2026

This is to certify that on this 19th day of May 2023, that Robert Vance Stone, having a 1/5 interest as tenants in common, did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

Notary Signature  
Printed Name of Notary  
Notary Public for Oregon  
Commission No. 1026589

My Commission expires August 04, 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)

APPROVALS: LU-23-003

BY: \_\_\_\_\_  
Chair, Benton County Planning Commission Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Benton County Engineer Date: \_\_\_\_\_

All taxes, fees, assessments and other charges provided by ORS 92.095 have been paid through June 30, 2023.

BY: \_\_\_\_\_  
Director, Benton County Department of Assessment Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Benton County Tax Collector Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Benton County Surveyor Date: \_\_\_\_\_

BY: \_\_\_\_\_  
Chair, Benton County Board of Commissioners Date: \_\_\_\_\_

State of Oregon )  
County of Benton ) SS

I do hereby certify that this subdivision plat was received and duly recorded by me in the Benton County Deed

Records as Document No. \_\_\_\_\_

on this day of \_\_\_\_\_, 2023 at \_\_\_\_\_ O' Clock \_\_\_\_\_

BY: \_\_\_\_\_  
Benton County Clerk

In witness whereof we set our hands and seals this 17th day of May 2023,

Victor Allen Stone  
1/5 interest as tenant in common.

ACKNOWLEDGEMENT  
State of Oregon )  
County of Lane ) SS  
APRIL NICOLE DOUMA  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 1004713  
MY COMMISSION EXPIRES OCTOBER 08, 2024

This is to certify that on this 17th day of May 2023, that Victor Allen Stone, having a 1/5 interest as tenants in common, did acknowledge before me a notary for the said state and county, that they are the persons named in the forgoing instrument and who acknowledged said instrument to be their voluntary act and deed.

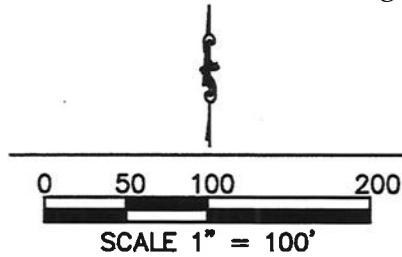
Notary Signature  
Printed Name of Notary  
Notary Public for Oregon  
Commission No. 1004713

My Commission expires August 04, 2026 (expressed in terms of the month, by name not abbreviated, two-digit date and complete year.)



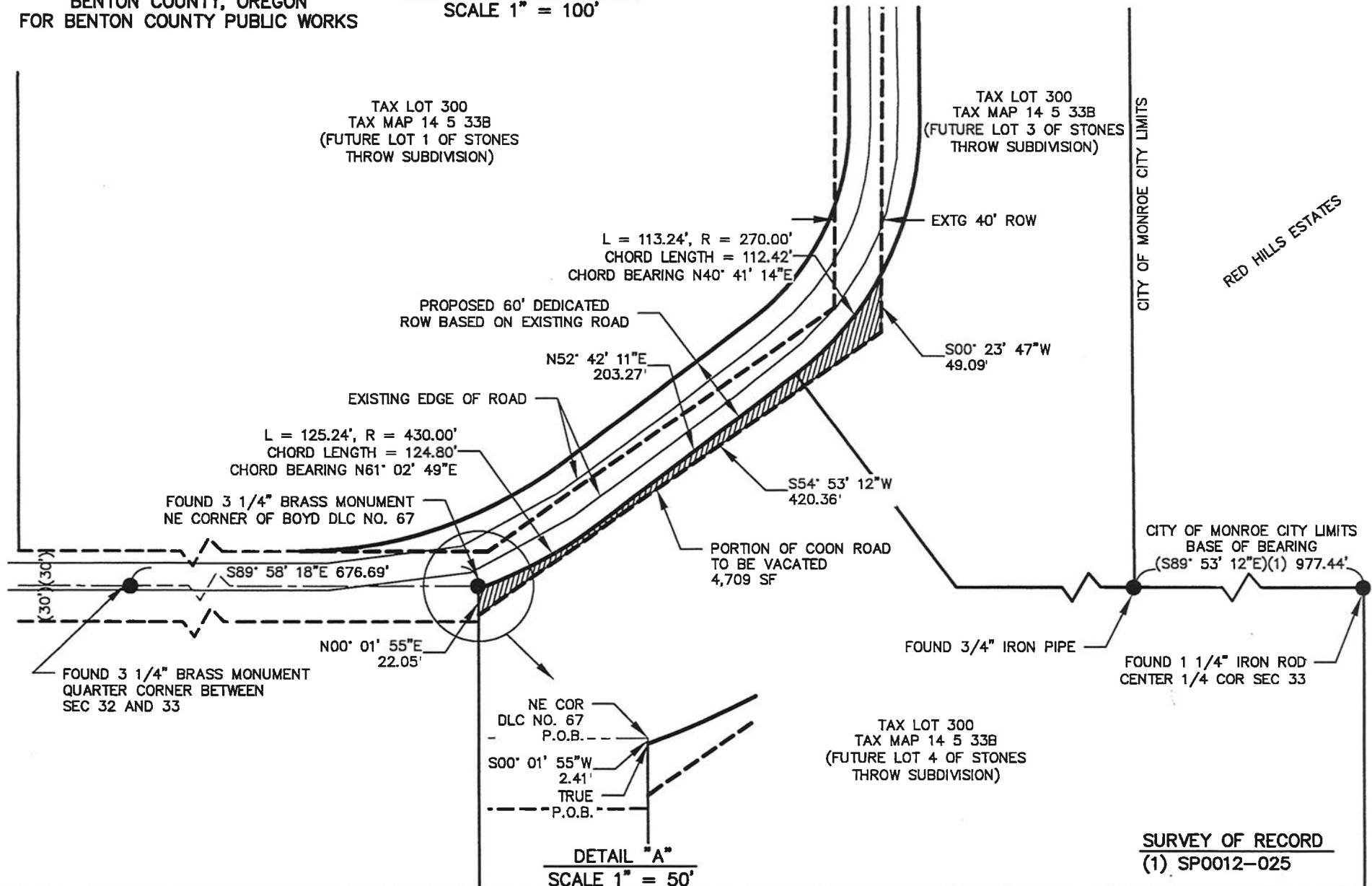
# EXHIBIT "A"

RIGHT OF WAY VACATION  
 OF A PORTION OF COON ROAD  
 COUNTY ROAD NO. 45800  
 IN THE NW 1/4 OF SECTION 33,  
 TOWNSHIP 14 SOUTH, RANGE 5 WEST  
 WILLAMETTE MERIDIAN  
 BENTON COUNTY, OREGON  
 FOR BENTON COUNTY PUBLIC WORKS



TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 1 OF STONES  
 THROW SUBDIVISION)

TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 3 OF STONES  
 THROW SUBDIVISION)



PROPOSED 60' DEDICATED  
 ROW BASED ON EXISTING ROAD

L = 113.24', R = 270.00'  
 CHORD LENGTH = 112.42'  
 CHORD BEARING N40° 41' 14"E

EXTG 40' ROW

N52° 42' 11"E  
 203.27'

S00° 23' 47"W  
 49.09'

EXISTING EDGE OF ROAD

L = 125.24', R = 430.00'  
 CHORD LENGTH = 124.80'  
 CHORD BEARING N61° 02' 49"E

S54° 53' 12"W  
 420.36'

FOUND 3 1/4" BRASS MONUMENT  
 NE CORNER OF BOYD DLC NO. 67

PORTION OF COON ROAD  
 TO BE VACATED  
 4,709 SF

CITY OF MONROE CITY LIMITS  
 BASE OF BEARING  
 (S89° 53' 12"E)(1) 977.44'

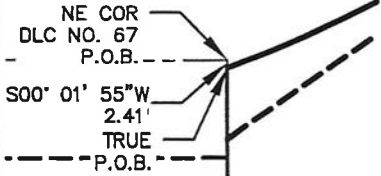
S89° 58' 18"E 676.69'

N00° 01' 55"E  
 22.05'

FOUND 3/4" IRON PIPE

FOUND 1 1/4" IRON ROD  
 CENTER 1/4 COR SEC 33

FOUND 3 1/4" BRASS MONUMENT  
 QUARTER CORNER BETWEEN  
 SEC 32 AND 33

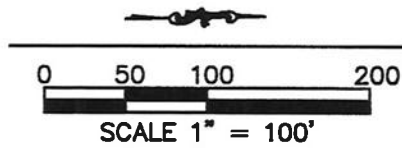


TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 4 OF STONES  
 THROW SUBDIVISION)

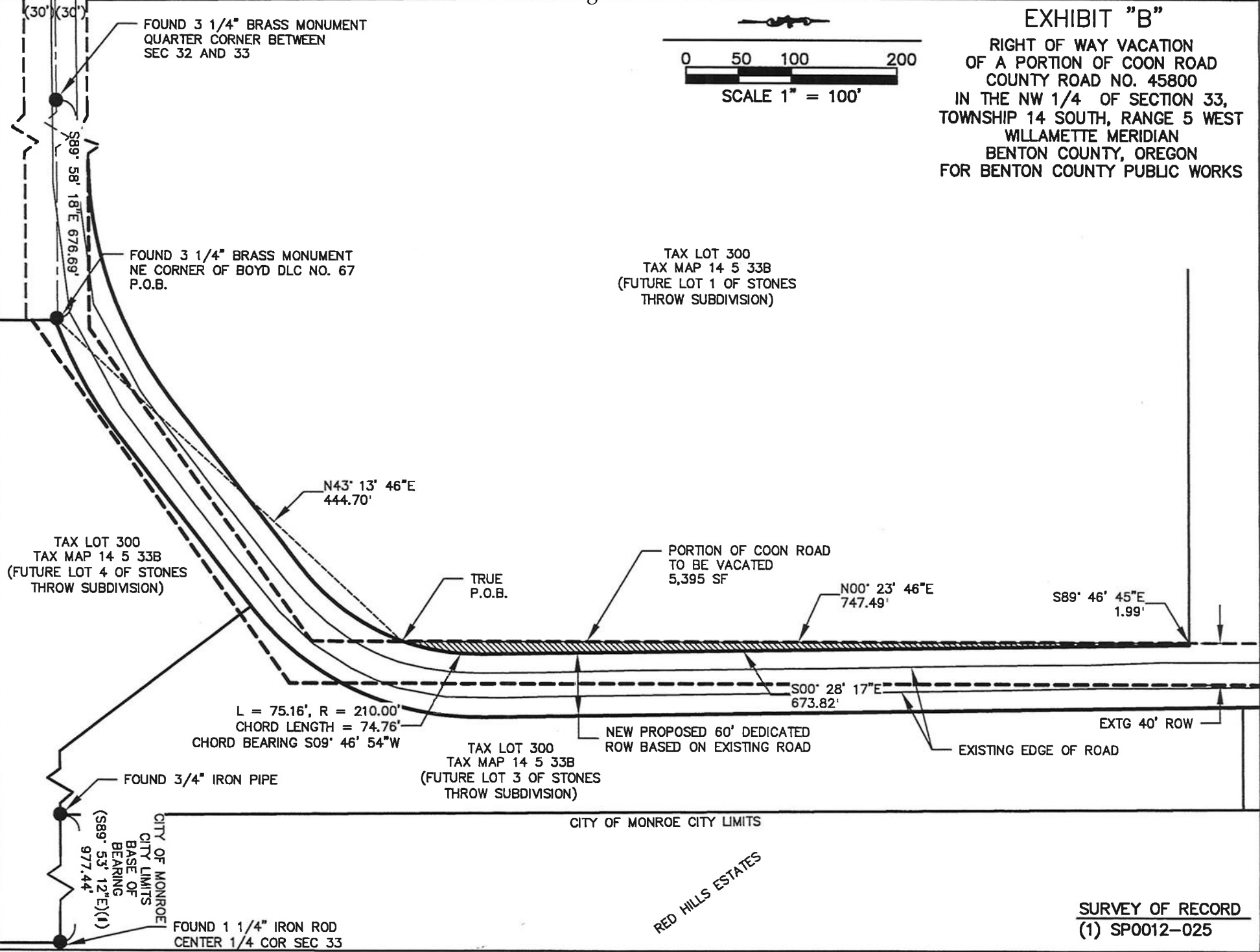
DETAIL "A"  
 SCALE 1" = 50'

SURVEY OF RECORD  
 (1) SP0012-025

**EXHIBIT "B"**  
 RIGHT OF WAY VACATION  
 OF A PORTION OF COON ROAD  
 COUNTY ROAD NO. 45800  
 IN THE NW 1/4 OF SECTION 33,  
 TOWNSHIP 14 SOUTH, RANGE 5 WEST  
 WILLAMETTE MERIDIAN  
 BENTON COUNTY, OREGON  
 FOR BENTON COUNTY PUBLIC WORKS



TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 1 OF STONES  
 THROW SUBDIVISION)



FOUND 3 1/4" BRASS MONUMENT  
 QUARTER CORNER BETWEEN  
 SEC 32 AND 33

FOUND 3 1/4" BRASS MONUMENT  
 NE CORNER OF BOYD DLC NO. 67  
 P.O.B.

TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 4 OF STONES  
 THROW SUBDIVISION)

N43° 13' 46"E  
 444.70'

TRUE  
 P.O.B.

PORTION OF COON ROAD  
 TO BE VACATED  
 5,395 SF

N00° 23' 46"E  
 747.49'

S89° 46' 45"E  
 1.99'

L = 75.16', R = 210.00'  
 CHORD LENGTH = 74.76'  
 CHORD BEARING S09° 46' 54"W

S00° 28' 17"E  
 673.82'

NEW PROPOSED 60' DEDICATED  
 ROW BASED ON EXISTING ROAD

EXISTING EDGE OF ROAD

EXTG 40' ROW

TAX LOT 300  
 TAX MAP 14 5 33B  
 (FUTURE LOT 3 OF STONES  
 THROW SUBDIVISION)

FOUND 3/4" IRON PIPE

CITY OF MONROE  
 CITY LIMITS  
 BASE OF  
 BEARING  
 (S89° 53' 12"E)(1)  
 977.44'

CITY OF MONROE CITY LIMITS

FOUND 1 1/4" IRON ROD  
 CENTER 1/4 COR SEC 33

RED HILLS ESTATES

SURVEY OF RECORD  
 (1) SP0012-025

**EXHIBIT**

"C"

We, Jeffery Stone, Kimberly Scofield, Robert Stone, Victor Stone, and Valerie Swagerty, petition the Board of County Commissioners of Benton County, Oregon, to vacate a portion of Coon Road, County Road Number 45800, Being a 40-foot-wide roadway as shown on Roads Book 1 Page 67, Benton County, Oregon, more particularly described as follows:

A TRACT OF LAND, AS SHOWN IN EXHIBIT "A", LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 1/4 INCH BRASS CAP, SAID BRASS MONUMENT BEING THE NORTHEAST CORNER OF BOYD DLC NO. 67, BEING 676.69 FEET S89°58'18"E FROM A 3 1/4 INCH BRASS MONUMENT BEING THE QUARTER CORNER BETWEEN SECTION 32 AND 33 OF SAID TOWNSHIP 14 SOUTH, RANGE 6 WEST; THENCE S00°01'55"W 2.41 FEET TO THE TRUE POINT OF BEGINNING FOR VACATION; THENCE ON A 430.00 FOOT RADIUS CURVE LEFT 125.24 FEET (THE CHORD WHICH BEARS N61°02'49"E 124.80 FEET) TO A POINT; THENCE N52°42'11"E 203.27 FEET TO A POINT; THENCE ON A 270.00 FOOT RADIUS CURVE LEFT 113.24 FEET (THE CHORD WHICH BEARS N40°41'14"E 112.42 FEET) TO A POINT; THENCE S00°23'47"W 49.09 FEET TO A POINT; THENCE S54°53'12" W 420.36 FEET TO A POINT; THENCE N00°01'55"E 22.05 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 4,709 SQUARE FEET OF LAND MORE OR LESS.

ALSO, A TRACT OF LAND, AS SHOWN IN EXHIBIT "B", LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 1/4 INCH BRASS CAP, SAID BRASS MONUMENT BEING THE NORTHEAST CORNER OF BOYD DLC NO. 67, BEING 676.69 FEET S89°58'18"E FROM A 3 1/4 INCH BRASS MONUMENT BEING THE QUARTER CORNER BETWEEN SECTION 32 AND 33 OF SAID TOWNSHIP 14 SOUTH, RANGE 6 WEST; THENCE N43°13'46"E 444.70 FEET TO THE TRUE POINT OF BEGINNING FOR VACATION; THENCE N00°23'46"E 747.49 FEET TO A POINT; THENCE S89°46'45" E 1.99 FEET TO A POINT; THENCE S00°28'17"E 673.82 FEET TO A POINT; THENCE ON A 210.00 FOOT RADIUS CURVE RIGHT 75.16 FEET (THE CHORD WHICH BEARS S09°46'54"W 74.76 FEET) TO THE TRUE POINT OF BEGINNING. CONTAINING 5,395 SQUARE FEET OF LAND MORE OR LESS.

THE BASE OF BEARING FOR THIS DESCRIPTION IS THE SOUTHERLY LINE OF RED HILLS ESTATES, HAVING A BEARING OF S89°53'12"E AS DEPICTED ON BENTON COUNTY SURVEY SP0012-025.

## MEMORANDUM

**Date:** July 5, 2023  
**TO:** Board of Commissioners  
**FROM:** County Engineer  
**SUBJECT:** County Road Officials Report  
Vacation of two portions of Coon Road, County Road No. 45800

This report is made pursuant to the Benton County Board of Commissioners Resolution adopted April 18, 2023, recorded as document 2023-636108, Resolution No. R2023-004 initiating proceedings for the following described road:

**Location:** Two portions of Coon Road, County Road 45800, in Township 14 South, Range 5 West, Northwest Quarter of Section 33, is abutting the Jeffery Jay Stone, Kimberly Kay Scofield, Robert Vance Stone, Victor Allen Stone, and Valerie Anne Swagerty property.

**Width of right of way** 40 feet  
**Present Traffic:** Approximately 1000 cars a day.  
**Length:** Approximately 420 feet in Exhibit "A" and 747 feet in Exhibit "B".  
**Improvements:** No improvements in the road right of way for vacation.  
**Maintenance Costs:** The County has not been maintaining these areas.  
**Zoning:** RR2, Rural Residential

**Legal Description:** See attached Exhibit "A" and "B" for the maps and Exhibit "C" for the legal descriptions.

**Adjacent Properties**

<b>TAX LOT</b>	<b>TRS</b>	<b>DEED REFERENCE</b>	<b>OWNER</b>
<b>300</b>	<b>14-5-33B</b>	<b>2017-553823</b>	<b>Jeffery Stone Kimberly Scofield Robert Stone Victor Stone Valerie Swagerty</b>

**Historical Background**

Coon Road (old road 93) is a 40.00 foot road surveyed May 15, 1869 and recorded June 10, 1869 in Book 1, Page 67 Benton County Record of Roads. From a field location survey completed in 2023 it was determined that portions of the physical road are not in the original right of way.

**Present Use**

The two portions of the right of way that do not have a physical road in them and remain after the new 60 foot right of way is dedicated should be vacated.

**Future Use**

There is no future use of the two portions of right of way. The existing physical road will have a 60 foot right of way dedication centered upon it. via a subdivision plat for "Stones Throw".

**Summary and Recommendation**

From a field location survey, it was determined that portions of the existing road were not within the legal 40 foot right of way of Coon Road. A new right of way of 60 feet will to be dedicated based on the actual centerline of the existing physical road via a subdivision plat for "Stones Throw". The owners request the two areas shown in Exhibits "A" and "B and described in Exhibit "C" to be vacated. The areas of the vacated road will be added to the Lots 1 and 4 in the subdivision to meet the requirement of a 2 acre minimum per the Benton County Land Development Code.

1. A 30 day notice was provided to all utility companies, as well as the property owners, for the date of the hearing if they have any needs or concerns.
2. 100 percent of the owners of land abutting the said right of way proposed to be vacated have signed the petition to vacate said Coon Road.

It is in the best interest of the public to vacate said portions of Coon Road, County Road Number 45800 (Old Road Number 93).



\_\_\_\_\_  
Laurel Byer  
County Engineer

# **OLD BUSINESS**

## BOC Agenda Checklist Master

### Agenda Placement and Contacts

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**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Board of Commissioners

**Contact Name \*** Suzanne Hoffman

**Phone Extension \*** 5417666370

**Meeting Attendee Name \*** Suzanne Hoffman

### Agenda Item Details

**Item Title \*** Bond Measure 2-140 – Proposal for Continuing Community Engagement

**Item Involves \***

Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

**Estimated Time \*** 15 minutes

**Board/Committee Involvement \***  Yes  No

**Advertisement\***

Yes

No

Page 53 of 96



## Issues and Fiscal Impact

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### Item Issues and Description

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#### Identified Salient Issues \*

A need has been identified for a communications strategy to gather information and analyze voter sentiments leading to the defeat of Bond Measure 2-140. This is an essential County effort in support of the Justice System Improvement Program (JSIP) with the objectives of:

- understanding voter sentiment
- improving public trust
- strengthening support for future endeavors related to the Justice System Improvement Program (JSIP)

While the election is still top of mind, conducting an assessment to understand the reasons behind the election loss and public sentiment will be gathered. The use of qualitative survey data, focus groups, and compilations of individual comments in emails and on social media will all provide insights into the concerns, objections, and aspirations of the community.

Additionally, consistent and clear communications about the County's commitment to JSIP are essential.

#### Options \*

Staff will move forward with the proposed plan as described in the attached memorandum through the October timeline, making adjustments to the process as needed and desired by the Board of Commissioners.

Staff will take other action as determined by the Board of Commissioners.

#### Fiscal Impact \*

- Yes  
 No

#### Fiscal Impact Description \*

Activities through October are likely to be covered by the current contract with Downum Consulting. Activities beyond October will require additional funds. Depending on how the Board of Commissioners prefers to proceed, an estimate of future costs will be provided for the Commissioners' consideration.

# 2040 Thriving Communities Initiative

**Mandated Service? \***  Yes  No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

### Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

**Core Values \***

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

**Explain Core Values Selections \***

A community engagement process should provide actionable information regarding how best to move forward with aspects of the JSIP including a possible future bond measure. Quality engagement contributes to having vibrant, livable communities and an inclusive process aligns with the value of equity for everyone.

**Focus Areas and Vision \***

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

**Explain Focus Areas and Vision Selection \***

The JSIP is intended to be a community safety focused initiative.

## Recommendations and Motions

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### Item Recommendations and Motions

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**Staff Recommendations\*** Give staff direction to move forward and provide feedback for process adjustments on a regular basis.

**Meeting Motions\*** I move to ...  
N/A

## Attachments, Comments, and Submission

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### Item Comments and Attachments

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**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

230628 Measure 2-140 Comm Engagement

291.1KB

Memorandum.pdf

**Comments (optional)**

If you have any questions, please call ext.6800

**Department**

SUZANNE HOFFMAN

**Approver**

1.

## Department Approval

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Comments

Signature

*Suzanne Hoffman*

2.

## Finance Approval

---

Comments

Signature

*Debbie Sessions*

3.

## County Administrator Approval

---

Comments

Signature

*Suzanne Hoffman*

3.

## BOC Final Approval

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Comments

Signature

*Amarda Makepeace*



County Administrator

Office: (541) 766-6800

Fax: (541) 766-6893

4500 SW Research Way

P. O. Box 3020

Corvallis, OR 97333

[co.benton.or.us](http://co.benton.or.us)

## MEMORANDUM

Date: June 29, 2023

To: Benton County Board of Commissioners

From: Suzanne Hoffman, Interim County Administrator

Re: **Bond Measure 2-140 – Proposal for Continuing Community Engagement**

This memorandum provides an overview of the communications strategy to gather information and analyze voter sentiments leading to the defeat of Bond Measure 2-140. This is an essential County effort in support of the Justice System Improvement Program (JSIP) with the objectives of:

- understanding voter sentiment
- improving public trust
- strengthening support for future endeavors related to JSIP

While the election is still top of mind, conducting an assessment to understand the reasons behind the election loss and public sentiment will be gathered. The use of qualitative survey data, focus groups, and compilations of individual comments in emails and on social media will all provide insights into the concerns, objections, and aspirations of the community.

Additionally, consistent and clear communications about the County's commitment to JSIP are essential. To foster a transparent and systematic communications process, the County must provide up-to-date information that promotes public understanding of the purpose, progress, and anticipated impact on County services. Previously approved investments must be highlighted, including the plans for the new justice facilities—the new courthouse and District Attorney's offices—that were not included in Measure 2-140 and updates on progress of the County's new Crisis Center.

The proposed project will be completed by Downum Consulting in collaboration with County Communications staff. This project is the first step of a longer process as shown in the graphic below.

## PROPOSED TIMELINE



## **Listen and Assess**

The purpose of this first step is to learn from the previous effort and create stronger connection to the community.

### **July 2023**

- Finalize survey. A qualitative survey will be designed to gauge public sentiment, including concerns and objections about Measure 2-140. Utilize local volunteers with expertise.
- Compile feedback received on County social media channels and via email. Feedback will be compiled and tagged with themes.
- Distribute qualitative survey in mid-July. Share the survey through all available channels and engage with specific groups to encourage participation from diverse perspectives.
- Identify potential Focus Group participants. Work with the Board of Commissioners and County leaders to identify potential Focus Group participants inclusive of underrepresented groups and those with opposing viewpoints. One focus group will include current County staff.

### **August – September 2023**

- Schedule Focus Group meetings
- Facilitate seven Focus Group sessions, with five to seven participants each. Train community volunteers to lead the sessions following a consistent format.
- Close survey. Compile and analyze survey responses; utilize local volunteer with expertise if possible.

### **September – October 2023**

- Focus Group sessions completed
- Analysis and synthesis of Focus Group results
- Summary Report compiled and shared with the Board of Commissioners

## **Planning Next Steps**

This step aims to ensure any future bond-related efforts are strategic and thoughtful and include all necessary stakeholders. It would require approximately three months.

- Assemble the planning team (County staff, community, and consultants)
- Working meetings
- Ensure transparency and community feedback loop
- Finalize plan to move forward

## **Community Engagement Bond Process**

This step is critical and provides a focused framework for a community-led process that will result in a recommendation to the Board of Commissioners that meets identified needs and is supported by the broader community. It would require approximately eight to twelve months.

- Review Bond Advisory Committee (BAC) process
- Board of Commissioners provides priorities for the BAC process
- BAC charge formalized; BAC formed

Benton County Board of Commissioners

**Re: Bond Measure 2-140 – Proposal for Continuing Community Engagement**

June 29, 2023

Page 3

#### Bond Advisory Committee (five to six meetings)

- Road map of objectives/timeline for this process
- Recap of JSIP Facilities Planning work to date
- Guided exercise to determine BAC priorities for bond
- Review County bonding capacity in the context of other jurisdictions
- Guided exercise with BAC to determine target bond amount/term
- Review of potential bond project options and updated estimates
- Guided exercise(s) to create options for designated election date bond scope package that fits with priorities and target bond amount
- Update to Board of Commissioners on BAC progress to date and options for bond package

Community polling on BAC's proposed options

Public meetings

Presentations to partner and civic groups, etc.

Outreach to voters not directly involved with County for feedback

Community listening sessions for feedback on bond options

- Review community feedback
- Adjust proposed bond scope – additional guided exercises as needed
- Finalize BAC recommendation

#### **Bond Election Decision and Campaign**

The final step is to receive a recommendation from a community-based committee, consider a bond measure to place on the ballot, and conduct a countywide educational and awareness campaign. This step would require approximately four months.

- Representatives from the BAC present their recommendation to the Board of Commissioners
- Board of Commissioners action to consider a bond measure to refer to voters
- County educational and awareness campaign leading up to the election date

The County's long-term approach should be to invest in greater efforts to understand what will be supported by community stakeholders. Engagement with County staff to ensure understanding and support is also critical.

In summary, as the Board of Commissioners contemplates moving forward, the following criteria will be critical to a successful bond measure outcome:

- an open and transparent process to understand community concerns about JSIP-related investments
- unified support by County leadership and staff
- no competing County issues
- strong strategic partnerships (i.e., City, media)
- a community-based committee and process to develop and recommend a bond package to the Board of Commissioners that represents community priorities and values
- honoring the economic and political landscape when deliberating placing a future bond on the ballot



# **NEW BUSINESS**

## BOC Agenda Checklist Master

### Agenda Placement and Contacts

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**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Public Works

**Contact Name \*** Gary Stockhoff

**Phone Extension \*** 6010

**Meeting Attendee Name \*** Gary Stockhoff, Rick Crager

### Agenda Item Details

**Item Title \*** Discussion on District Attorney's Office and Courthouse Co-location Options

**Item Involves \*** Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

**Estimated Time \*** 45 Min

**Board/Committee Involvement \***  Yes  No

**Advertisement\***

Yes

No

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## Issues and Fiscal Impact

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### Item Issues and Description

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**Identified Salient Issues\***

The current project to construct a new courthouse also co-locates the District Attorney's office there. Due to budget constraints, should the co-location option be revisited?

**Options\***

1) Staff will present 3 options for consideration. The information associated with the options will be attached as a separate document.

**Fiscal Impact\***

- Yes
- No

**Fiscal Impact Description\***

The fiscal impacts of each respective option will be included with the attached document.

# 2040 Thriving Communities Initiative

**Mandated Service?\***  Yes  No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

**Mandated Service Description\*** If this agenda checklist describes a mandated service or other function, please describe here.  
Provide District Attorney and courthouse services to community members.

### Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

**Core Values\*** Select all that apply.  
 Vibrant, Livable Communities  
 Supportive People Resources  
 High Quality Environment and Access  
 Diverse Economy that Fits  
 Community Resilience  
 Equity for Everyone  
 Health in All Actions  
 N/A

**Explain Core Values Selections\*** A new Courthouse/DA facility will better support the staff and the citizens who use the facilities.

**Focus Areas and Vision\*** Select all that apply.  
 Community Safety  
 Emergency Preparedness  
 Outdoor Recreation  
 Prosperous Economy  
 Environment and Natural Resources  
 Mobility and Transportation  
 Housing and Growth  
 Arts, Entertainment, Culture, and History  
 Food and Agriculture  
 Lifelong Learning and Education  
 N/A

**Explain Focus Areas and Vision Selection\*** The new Courthouse/DA Facility will enhance the County's ability to provide a greater level of community safety.

# Recommendations and Motions

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## Item Recommendations and Motions

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**Staff Recommendations\*** Review the options provided, and direct staff regarding which option is the preferred option:

Option 1 – Continue current plan to co-locate courthouse and district attorney's office.

Option 2 – Separate District Attorney Office from Project Plan.

Option 3 – Pull County Resources

**Meeting Motions\*** I move to ...  
...have staff proceed with Option 1, with any modifications determined by the Board.

(Repeated for options 2 and 3)

## Attachments, Comments, and Submission

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### Item Comments and Attachments

---

**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

Courthouse - BOC July 5 - Options Discussion.pdf    242.22KB

**Comments (optional)**

If you have any questions, please call ext.6800

**Department  
Approver**

GARY STOCKHOFF

1.

## Department Approval

---

Comments

Signature

*Gary Stockhoff*

2.

## Finance Approval

---

Comments

Signature

*Rick Crager*

3.

## County Administrator Approval

---

Comments

Signature

*Suzanne Hoffman*

## BOC Final Approval

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Comments

Signature

*Maura Kwiatkowski*

4.



**Board of Commissioners Discussion  
Courthouse and District Attorney Project Options  
July 5, 2023**

**Current Situation**

With the successful sale of Benton County tax-exempt bonds and the completion of the 2023 State Legislature, there is now a clear picture of the committed resources for the construction of a new courthouse and district attorney's office. Over the last several months, the county has conservatively estimated revenues and expenses due to so many uncertainties in both the bond market and the state legislative session. In using these conservative estimates, the County has communicated to the Oregon Judicial Department (OJD) that the cost estimates for the assumed square footage of the building would exceed the amount of committed resources by both the county and the state. As a result, the project team has worked diligently to identify a footprint that can meet the expected standards of both the state and the county, while working to keep the estimated cost within the amount of resources committed.

Unfortunately, the discussions with the OJD over the last several months have not rendered any form of reduced square footage but conversely have resulted in additional square footage identified by the OJD as needed for the courthouse. The total square footage identified is 37,500, which is 1,818 square feet more than what was originally estimated at 35,682. In addition to this increase in footprint, the delay on agreeing to a financially viable footprint has resulted in push the start of construction from Fall 2023 to Spring 2024. This, along with land use, permitting, and site challenges has resulted in an increase in the estimate due to cost escalation for approximately 6-9 months of the delay; fee increases necessary for redesign on what OJD is suggesting is required, and additional contingencies proposed by Project Manager (OTAK) to mitigate the increased risk due to delay and additional risk associated with the site and the possibility of increased cost associated with fiber.

Based on these factors, Table 1 below shows the estimated cost to construct the Courthouse and District Attorney Office assuming square footage of 37,500 for the Courthouse and 8,000 for the district attorney office. This estimate results in a shortage of current committed resources of approximately \$4.2 million of which the county portion represents \$3.3 million, and the state is \$900K. The state has suggested that it can identify and commit the resources needed for their portion, however, the county does not have the additional \$3.3 million.

**Table 1 – Co Location Based on State Represented Need**

Courthouse and DAO, Total Courts Program Area (Minor Redesign, Budget Unbalanced)						
Program / Cost Category	SqFt	Cost / SqFt	Total	County Cost Share	OJD Cost Share	%
Courthouse	37,500	\$ 885.56	\$ 33,208,500.00	\$ 16,604,250.00	\$ 16,604,250.00	50/50
District Attorney Office	8,000	\$ 885.56	\$ 7,084,480.00	\$ 7,084,480.00	\$ -	100/0
Site			\$ 12,998,432.00	\$ 6,499,216.00	\$ 6,499,216.00	50/50
Cost Escalation: Oct 2023 - June 2024		\$150K/month	\$ 1,200,000.00	\$ 600,000.00	\$ 600,000.00	50/50
Subtotal: Direct Construction Cost			\$ 54,491,412.00	\$ 30,787,946.00	\$ 23,703,466.00	
Re-Design Fees			\$ 638,000.00	\$ 319,000.00	\$ 319,000.00	50/50
Master Planning			\$ 481,886.00	\$ 240,943.00	\$ 240,943.00	50/50
Land Acquisition			\$ 5,500,000.00	\$ 4,750,000.00	\$ 750,000.00	Other
Professional Services			\$ 7,629,888.00	\$ 4,501,633.92	\$ 3,128,254.08	59/41
Incidental			\$ 10,500.00	\$ 6,195.00	\$ 4,305.00	59/41
Jurisdictional			\$ 3,068,693.24	\$ 1,810,529.01	\$ 1,258,164.23	59/41
Other Construction Costs			\$ 1,158,000.00	\$ 683,220.00	\$ 474,780.00	59/41
FFE			\$ 2,114,000.00	\$ 2,114,000.00	TBD	Other
Project Contingency (10%)			\$ 5,449,141.20	\$ 3,214,993.31	\$ 2,234,147.89	59/41
Total Project Cost			\$ 80,541,520.44	\$ 48,428,460.24	\$ 32,113,060.20	
Total Project Funding (as of 6/28/23)			\$ 76,364,209.00	\$ 45,149,186.00	\$ 31,215,023.00	
Total Additional Funds Needed			\$ 4,177,311.44	\$ 3,279,274.24	\$ 898,037.20	

### **Options for Consideration**

Considering the current situation, staff are seeking guidance from the Board of Commissioners on how best to proceed. Below are listing of three most viable options to proceed forward, along with a listing of what are deemed as the pros and cons of each. Option 1 represents what staff feel are the best option for proceeding, but up to this point, OJD has identified has unacceptable.

*Option 1 – Continue current plan to co-locate courthouse and district attorney’s office.*

To bring current sources and uses in balance, OJD would need to reduce what it has suggested is need by 6,000 square feet. This would bring the courthouse to 31,500 square feet. The district attorney’s office has already made their concessions over the last several months to contribute to bringing the cost down. This represents a reduction of 4,182 square foot from the original proposed square footage for the courthouse. Through this option, there would be sufficient resources for the County and surplus resources from the state.

#### *Option Pros*

- Balances sources and uses to current committed resource by both the county and state.
- Maintains best practice of district attorneying and court in a co-location.
- Removes both county and state staff from their current inadequate facility.
- Leaves surplus resources for the state for either other state court needs, or perhaps if willing and able, the ability to increase to proportionate 50% of resources to perhaps add additional items or accommodations to the courthouse.

#### *Option Cons*

- Doesn’t meet what state has described as necessary to meet their needs.

**Table 2 – Summary of Option 1**

(Minor Redesign, County Budget Balanced)						
Program / Cost Category	SqFt	Cost / SqFt	Total	County Cost Share	OJD Cost Share	%
Courthouse	31,500	\$ 885.56	\$ 27,895,140.00	\$ 13,947,570.00	\$ 13,947,570.00	50/50
District Attorney Office	8,000	\$ 885.56	\$ 7,084,480.00	\$ 7,084,480.00	\$ -	100/0
Site			\$ 12,998,432.00	\$ 6,499,216.00	\$ 6,499,216.00	50/50
Cost Escalation: Oct 2023 - Mar 2024		\$150K/month	\$ 750,000.00	\$ 375,000.00	\$ 375,000.00	50/50
Subtotal: Direct Construction Cost			\$ 48,728,052.00	\$ 27,906,266.00	\$ 20,821,786.00	
Re-Design Fees			\$ 638,000.00	\$ 319,000.00	\$ 319,000.00	50/50
Master Planning			\$ 481,886.00	\$ 240,943.00	\$ 240,943.00	50/50
Land Acquisition			\$ 5,500,000.00	\$ 4,750,000.00	\$ 750,000.00	Other
Professional Services			\$ 7,629,888.00	\$ 4,501,633.92	\$ 3,128,254.08	59/41
Incidental			\$ 10,500.00	\$ 6,195.00	\$ 4,305.00	59/41
Jurisdictional			\$ 2,953,426.04	\$ 1,742,521.36	\$ 1,210,904.68	59/41
Other Construction Costs			\$ 1,158,000.00	\$ 683,220.00	\$ 474,780.00	59/41
FFE			\$ 2,114,000.00	\$ 2,114,000.00		TBD Other
Project Contingency (10%)			\$ 4,872,805.20	\$ 2,874,955.07	\$ 1,997,850.13	59/41
Total Project Cost			\$ 74,086,557.24	\$ 45,138,734.35	\$ 28,947,822.89	
Total Project Funding (as of 6/28/23)			\$ 76,364,209.00	\$ 45,149,186.00	\$ 31,215,023.00	
Total Additional Funds Needed			\$ (2,277,651.76)	\$ (10,451.65)	\$ (2,267,200.11)	

### *Option 2 – Separate District Attorney Office from Project Plan*

This option would change the current project plan to construct only a new courthouse on the existing site and create an alternative project for the district attorney's office in a separate location with resources that remain after the county covers its share of the courthouse cost. This option would provide the OJD with the 37,500 square foot of their suggested need and up to \$7.5 million of county resources to support meeting the needs of the district attorney in an alternative location. The final amount available to the DA is dependent upon final costs for the courthouse. However, it will increase the amount of additional resources the state will need to commit to a total of approximately \$2.5 million.

#### *Option Pros*

- Balances sources and uses for the county.
- Provides the state what they suggest is needed in square footage.
- Removes state staff from their current inadequate facility.

#### *Option Cons*

- Requires the state to commit an additional \$2.3 million of resources.
- Does not maintain best practice of district attorney and court in a co-location.
- Leaves county staff in the existing inadequate facilities up to \$7.5 million to develop an alternative plan to meet their needs.
- Causes county to call upon \$1.5 million of reserves for cost incurred for existing project that may not be eligible for our tax-exempt financing since it won't be related to the final project that is now proposed.
- Brings into question the states \$1.5 million match of existing cost since it was partially expended on what won't be completed as designed.
- Puts the County at risk with their recent tax-exempt issuance to expend funds timely since their will now need to be a second project plan.

**Table 3 – Summary of Option 2**

Courthouse without DAO, Total Courts Program Area (Major Redesign, County Budget Balanced)							
Program / Cost Category	SqFt	Cost / SqFt	Total	County Cost Share	OJD Cost Share	%	
Courthouse	37,500	\$ 885.56	\$ 33,208,500.00	\$ 16,604,250.00	\$ 16,604,250.00	50/50	
District Attorney Office	-	\$ 885.56	\$ -	\$ -	\$ -	100/0	
Site			\$ 12,998,432.00	\$ 6,499,216.00	\$ 6,499,216.00	50/50	
Cost Escalation: Oct 2023 - June 2024		\$150K/month	\$ 1,200,000.00	\$ 600,000.00	\$ 600,000.00	50/50	
Subtotal: Direct Construction Cost			\$ 47,406,932.00	\$ 23,703,466.00	\$ 23,703,466.00		
Re-Design Fees			\$ 1,475,000.00	\$ 737,500.00	\$ 737,500.00	50/50	
Master Planning			\$ 481,886.00	\$ 240,943.00	\$ 240,943.00	50/50	
Land Acquisition			\$ 5,500,000.00	\$ 4,750,000.00	\$ 750,000.00	Other	
Professional Services			\$ 7,629,888.00	\$ 3,814,944.00	\$ 3,814,944.00	50/50	
Incidental			\$ 10,500.00	\$ 5,250.00	\$ 5,250.00	50/50	
Jurisdictional			\$ 2,927,003.64	\$ 1,463,501.82	\$ 1,463,501.82	50/50	
Other Construction Costs			\$ 1,158,000.00	\$ 579,000.00	\$ 579,000.00	50/50	
FFE			\$ -	\$ -	TBD	0/100	
Project Contingency (10%)			\$ 4,740,693.20	\$ 2,370,346.60	\$ 2,370,346.60	50/50	
Total Project Cost			\$ 71,329,902.84	\$ 37,664,951.42	\$ 33,664,951.42		
Total Project Funding (as of 6/28/23)			\$ 76,364,209.00	\$ 45,149,186.00	\$ 31,215,023.00		
Total Additional Funds Needed			\$ (5,034,306.16)	\$ (7,484,234.58)	\$ 2,449,928.42		

*Option 3 – Pull County Resources*

The last option to consider would be to pull all committed county resources from the current project plan to focus on an alternative plan.

*Option Pros*

- Enables County to focus resources on an alternative project that is managed within available resources as opposed to predetermined standards or external demands that can't be met with current resources.

*Option Cons*

- Eliminates \$31.2 million of state resources that have been committed to date for the completion of a new courthouse.
- Limits the resources and options of what can be done to accommodate county and state staff. While resources could be dedicated to current historic courthouse, most resources would be required to seismically rehab the building, and the remaining resources could be used for rehab, however, past studies have suggested expansion of existing is not feasible.
- Causes the county to call upon \$3.0 million of reserves for cost incurred for existing project that will now not be eligible for our tax-exempt financing since it won't be related to the alternative project that will be completed.
- Shines a negative light on both the County and the OJD for inability to identify alternative solutions that effectively utilize resources dedicated by the Legislature for needs that have been requested over the last six years.
- Puts the County at substantial risk with their recent tax-exempt issuance to expend funds within IRS guideline since there will be no shovel ready project and will require a completely new project plan.
- Leaves land acquired by the County with no plans for facilities in the foreseeable future.

- With the County's need to call on reserves for cost already incurred and increased risk on the use of current tax-exempt bonds, it potentially jeopardizes the County's most recent bond rating that was upgraded

## BOC Agenda Checklist Master

### Agenda Placement and Contacts

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**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Community Development

**Contact Name \*** Patrick Depa

**Phone Extension \*** 541.760.2993

**Meeting Attendee Name \*** Patrick Depa

### Agenda Item Details

**Item Title \*** Initiation of a Legislative Process to Amend the Adair Village Urban Growth Boundary

**Item Involves \***

Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

**Estimated Time \*** 10 minutes

**Board/Committee Involvement \***  Yes  
 No

Planning Commission

Name of Board/Committee

Advertisement \*

- Yes
- No

Names/Dates of Publications  
List each publication name and date  
Corvallis Gazette Times - Legal  
Advertisement/Public Notice

Item Issues and Description

**Identified Salient Issues \***

In response to a request by the City of Adair Village (City), staff requests that the Board of Commissioners initiate a legislative process to amend the Adair Village urban growth boundary (UGB). The purpose of the proposed amendment is to correct the UGB map for a 0.12-acre property owned by the State of Oregon Department of Fish and Wildlife, which was not included in the latest UGB Expansion.

From the Benton County Comprehensive Plan

Procedure for Amending the Comprehensive Plan:

1. Initiation of Amendments: A Comprehensive Plan Map or Text amendment may be initiated by the Board of Commissioners, either on the Board's own volition or in response to petition from the Planning Commission, Planning Official, Citizen Advisory Committees (CACs), or private individuals.

The owner of the property involved (ODFW) have agreed to have 0.12 acres of their property included into the City of Adair Village Urban Growth Boundary. Background: When Ryals Avenue was realigned some time ago it created this small, isolated piece of property on the south side of Ryals Avenue (See attached map). This piece was always intended to be included in the future growth of Adair Village but was unfortunately left out of the last years UGB amendment.

The State of Oregon has authorized the City of Adair Village and Benton County to include this piece in the Urban Growth Boundary Expansion and intends to sell the property to RST Weigel LLC, a partner in the Calloway Creek Subdivision (See attached letter).

This proposal to amend the Adair Village Urban Growth Boundary (UGB) comes before the Board of County Commissioners to respectfully request that the County initiate this process as a legislative matter.

**Options \***

- A. Initiate the legislative process;
- B. Direct staff to return with additional information for further consideration; or
- C. Decline to initiate the legislative process.

**Fiscal Impact \***

- Yes
- No

**Fiscal Impact Description \***

Associate Planner Patrick Depa, who is assigned to Adair Village for planning services, would lead the corresponding process between Adair Village and Benton County for this amendment and legislative action.

Mr. Depa will verify the findings, prepare the staff reports, and facilitate the public notice processes. In addition, the Community Development Director would be involved in project coordination, reviewing staff reports, attending meetings, and participating in public hearings.

This project is anticipated to utilize most of Mr. Depa's time allocated to Benton County and to the City of Adair Village over approximately 2 months.



# 2040 Thriving Communities Initiative

**Mandated Service? \***  Yes  No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

### Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

#### Core Values \*

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

**Explain Core Values Selections \*** Housing and Growth Vision Statement

Benton County will strive for access to affordable, safe, and stable housing for all while retaining a sense of place in the face of growth pressures.

#### Focus Areas and Vision \*

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

**Explain Focus Areas and Vision Selection \*** The proposed 0.12-acre expansion of the UGB borders' existing urban uses provides for the economical extension of existing facilities and services and is consistent with the Adair Village's sewer plans and other facility plans. Including the proposed land within the UGB will create an efficient land use pattern and will help with future improvements to Ryals Avenue when the next phase of Calloway Creek Subdivision is started.

Expanding the UGB to include the proposed area would not create any foreseeable adverse impacts, as they will add this small property to the 37 acres of the previous UGB expansion. It is important to note that the Weigel property contains no Class I soils and currently lay fallow.

# Recommendations and Motions

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## Item Recommendations and Motions

---

**Staff**

**Recommendations \***

Staff recommends the Board initiate a legislative land use hearing process to consider the proposed map correction by the City of Adair Village, as well as the relative importance of the project among County priorities.

The Board should also consider that by sponsoring a legislative process to include this 0.12-acre property, the County is putting its support behind the concept of expansion of the Adair Village UGB.

If the Board is inclined to support expanding the UGB, staff recommends initiating legislative process.

**Meeting Motions \***

I move to ...

... direct the County Planning Official to initiate the Benton County legislative process to consider the proposed amendment of the County's Comprehensive Plan Map and Zoning Map to expand the City of Adair Village's Urban Growth Boundary (UGB) by 0.12 acres.

- OR -

... decline the City of Adair Village's request to initiate the Benton County legislative process in this matter at this time.

# Attachments, Comments, and Submission

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## Item Comments and Attachments

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**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

AV Memo to BOC.pdf	119.07KB
ODFW Adjustment Letter_Signed.pdf	301.92KB

**Comments (optional)** If you have any questions, please call ext.6800

**Department Approver** DARREN NICHOLS

# BOC Initial Approval

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- Approvals Required**  Counsel  
 Finance  
 HR

**County Administrator Approver** SUZANNE HOFFMAN

**Comments**

1.

## Department Approval

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Comments

Signature

*Darren Nichols*

2.

## County Administrator Approval

---

Comments

Signature

*Suzanne Hoffman*

3.

## BOC Final Approval

---

Comments

Signature

*Aranda Makepeace*



DATE: June 30, 2023  
TO: Benton County Board of Commissioners  
FROM: Pat Hare, City Administrator  
SUBJECT: Adair Village Urban Growth Boundary Amendment (Map Correction)

---

Dear Commissioners,

The purpose of the proposed amendment is simply a map correction of a **0.12-acre piece** of property that is owned by ODF & W and was not included in the latest UGB Expansion. When Ryals Avenue was realigned some time ago it created this small, isolated piece of property on the south side of Ryals Avenue (See attached map). This piece was always intended to be included in the future growth of Adair Village but was unfortunately left out of the last years UGB amendment.

The State of Oregon has authorized the City of Adair Village and Benton County to include this piece in the Urban Growth Boundary Expansion and intends to sell the property to RST Weigel LLC, a partner in the Calloway Creek Subdivision (See attached letter).

This proposal to amend the Adair Village Urban Growth Boundary (UGB) comes before the Board of County Commissioners to respectfully request that the County initiate this process as a legislative matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pat Hare", is written over the word "Sincerely,".

Pat Hare, City Administrator

**Proposed UGB Expansion Map**

**SE corner of Ryals Avenue & Hwy. 99W**

**0.12 Acres**





# Oregon

Tina Kotek, Governor

## Department of Fish and Wildlife

Administrative Services Division

4034 Fairview Industrial Drive SE

Salem, OR 97302

(503) 947-6168

FAX (503) 947-6146

[odfw.com](http://odfw.com)

June 13, 2023

Pat Hare – City Administrator  
City of Adair Village  
6030 NE William R Carr Street  
Adair Village, OR 97330

RE: 0.12 acre parcel



Dear Mr. Hare:

The State of Oregon acting by and through its Department of Fish and Wildlife (successor in interest to the Oregon State Game Commission), authorizes the City of Adair Village and Benton County to expand the Adair Village Urban Growth Boundary to include the approximate 0.12 acre parcel from Map 104030 Tax Lot 1400 located south of the southerly ROW of Ryals Avenue in Benton County. This small strip has been previously identified by Quitclaim Deed No. 2023-634593 on 02/06/2023 filed in Benton County, Oregon to RST Weigel LLC.

Sincerely,

Shannon Hurn  
Deputy Director



# **DEPARTMENTAL REPORTS AND REQUESTS**

## BOC Agenda Checklist Master

### Agenda Placement and Contacts

---

**Suggested Agenda Date** 07/05/23

View [Agenda Tracker](#)

**Suggested Placement \*** BOC Tuesday Meeting

**Department \*** Finance

**Contact Name \*** Rick Crager

**Phone Extension \*** 6246

**Meeting Attendee Name \*** Rick Crager, Jerry Sorte, City of Corvallis

### Agenda Item Details

---

**Item Title \*** Economic Development Office - Contract Extension for Fiscal Year 2024

**Item Involves \*** Check all that apply

- Appointments
- Budget
- Contract/Agreement
- Discussion and Action
- Discussion Only
- Document Recording
- Employment
- Notice of Intent
- Order/Resolution
- Ordinance/Public Hearing 1st Reading
- Ordinance/Public Hearing 2nd Reading
- Proclamation
- Project/Committee Update
- Public Comment
- Special Report
- Other

**Estimated Time \*** 20 minutes

**Board/Committee Involvement \***  Yes  
 No

**Advertisement\***

Yes

No

Page 88 of 96

Item Issues and Description

**Identified Salient Issues\***

The contract with the City of Corvallis for the Economic Development Office (EDO) expires on June 30, 2023. In discussion with the City, it was decided to do a one-year contract amendment to the current contract and then procure a new contract for Fiscal Year (FY) 2025 and future years. The City of Corvallis will provide an overview of their planned work for the upcoming year, as well as their work through two subcontracts with the Regional Accelerator & Innovation Network (RAIN) and Linn Benton Community College (LBCC):

For FY 2024, the proposed contract is \$148,472, which includes \$100,680 for the City of Corvallis for staffing the EDO and subcontracts in the amount of \$19,623 for LBCC and \$28,169 for RAIN. The City of Corvallis portion is an annual Employee Cost Index increase of 4.6% based on current governmental employee inflationary factors as of December 31, 2022. Subcontracts are based on the 5.5% standard biennial inflationary growth used by the County in the 2023-25 budget development.

**Options\***

- 1. Approve the contract as proposed.
- 2. Approve the contract with amendments
- 3. Do not approve the contract

**Fiscal Impact\***

- Yes
- No

**Fiscal Impact Description\***

The total fiscal impact is \$148,472. This amount is within the 2023-25 budget established for economic development.

# 2040 Thriving Communities Initiative

**Mandated Service? \***  Yes  No

## 2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

### Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

#### Core Values \*

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

#### Explain Core Values Selections \*

The EDO will further the City of Corvallis' Imagine Corvallis Vision 2040 and Benton County's 2040 Thriving Communities Initiative by committing to projects that aim to diversify the economy, stimulate entrepreneurship, nurture small businesses and balance growth with livability.

#### Focus Areas and Vision \*

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

#### Explain Focus Areas and Vision Selection \*

The EDO will work to create space for local businesses to grow and thrive in Benton County and foster prosperity in a way that aligns with local, state, and national economic trends.

## Recommendations and Motions

---

### Item Recommendations and Motions

---

**Staff**

Staff recommends approval of the amendment as proposed.

**Recommendations\***

**Meeting Motions\***

I move to ...

...approve a \$148,472 amendment to Intergovernmental Agreement 502736 with the City of Corvallis to provide economic development services to Benton County for the period July 1, 2023 through June 30, 2024.

## Attachments, Comments, and Submission

---

### Item Comments and Attachments

---

**Attachments**

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

DRAFT AMENDMENT 502736-01 CITY OF

CORVALLS\_EC DEV IGA FY23-24 Amendment 1\_ 22.56KB

Rev2.docx

**Comments (optional)** City of Corvallis will be providing a memorandum for packet by Wednesday 6/28/2023.

If you have any questions, please call ext.6800

**Department Approver**

RICHARD CRAGER

1.

## Department Approval

---

Comments

Signature

*Rick Crager*

2.

## Counsel Approval

---

Comments

Signature

*Vance H. Choney*

3.

## County Administrator Approval

---

Comments

Signature

*Suzanne Hoffman*

4.

## BOC Final Approval

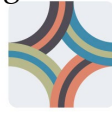
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Comments

Signature

*Hanna Kwiatkowski*





**CORVALLIS**  
**BENTON COUNTY**  
ECONOMIC DEVELOPMENT OFFICE

TO: Board of Commissioners  
FROM: Jerry Sorte, Economic Development Supervisor  
DATE: June 29, 2023  
SUBJECT: Proposed FY23/34 Economic Development Office Work Plan

Proposed FY23/24 Economic Development Work Plan

During FY23/24, the EDO will continue to support local traded sector businesses. This includes assisting businesses as they navigate permitting processes and pursue expansion projects in Benton County. The EDO will work with businesses on expansion projects in the Benton-Corvallis and Philomath Enterprise Zones. The following are specific projects scheduled for the upcoming year:

- Update the Research Technology Center Zone regulations.
- Support innovation organizations and programs for local entrepreneurs. The EDO will continue to manage contracts with the Small Business Development Center and the Regional Accelerator and Innovation Network.
- Develop and implement the food hub project in South Corvallis. This project will focus on a gap analysis and implementing specific strategies to address needs in our food systems.
- Host annual emergency preparedness seminar for businesses. This work plan item looks to build upon lessons learned during the pandemic and to enhance emergency preparedness communication with the business community.
- Evaluate the potential benefits and impacts of a permanent seasonal outdoor dining program in parking spaces in Corvallis. Restaurants have shown a continued desire to expand outdoor dining into city streets.
- Explore economic development tools to support downtown Corvallis.
- Set up urban renewal policies, programs and procedures for urban renewal in south Corvallis.
- Complete COVID post-emergency evaluation of the response and support provided to the business community.
- Work with business community and partners to explore potential business registry program to strengthen public health and fire and life safety.
- Investigate potential grant funding opportunities as a method to support the local business community.

Request

EDO staff requests that the Board review and approve the above work plan.

AMENDMENT OF CONTRACT AWARD FOR  
Intergovernmental Agreement  
for Economic Development Services

THIS AGREEMENT between Benton County, referred to as “BENTON” and City of Corvallis, referred to as “CITY”, is made and entered into this 23rd day of June 2023.

1. This Amendment number one (1) to original agreement number 502736 shall become effective on 08/01/2023.
2. The contract entered into on July 07, 2021, between COUNTY and CONTRACTOR shall be amended as follows:

**Section 1 (TERM) and Section 3 (COMPENSATION) only hereby amended as follows; new language to be replaced is underlined and bolded as follows:**

a. Section 1 TERM:

**1.1** CORVALLIS and COUNTY agree that this intergovernmental agreement is entered into pursuant to ORS 190.010. It is the intent of the PARTIES that this agreement be effective as of the date it is fully executed and that it continue until **June 30, 2024**.

b. Section 3 COMPENSATION:

3.1 County shall pay the initial annual sum of **\$148,472** to City as follows:

3.1.1 For City’s fiscal year **23/24 \$148,472** to be paid within 30 days of execution of this agreement, **\$100,680** of which is direct funding to the EDO, and **\$47,792** of which will be pass through funding as outlined in section 3.3;

3.2 For subsequent years, annual sum owed to CORVALLIS shall be the previous year’s annual direct funding amount (**\$100,680**) **increased by Employment Cost Index. FY 2022 rate of 93,634 inflated by 2.6% ECI, FY 2023 rate of \$96,068 inflated by 4.8% ECI for FY 2024.**

3.2.1 This amount will be owed not later than July 31 of the applicable year.

3.3 City shall execute contracts with and shall pass through funding through the following entities in the following amounts for fiscal year **2023/2024**:

3.3.1 Linn-Benton Community College/SBDC: **\$19,623** per year

3.3.2 Oregon RAIN: **\$28,169** per year

It is understood by the parties that all conditions and agreements in the original contract, except those specifically referred to in this contract amendment, shall remain in force during the entire contract period.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their officers thereunto duly authorized.



**BENTON COUNTY**  
**AMENDMENT OF CONTRACT AWARD FOR**  
**Intergovernmental Agreement**  
**for Economic Development Services**

THIS AGREEMENT between Benton County, referred to as “BENTON” and City of Corvallis, referred to as “CITY”, is made and entered into this 23rd day of June 2023.

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  - 3.2.1 This amount will be owed not later than July 31 of the applicable year.
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    - 3.3.2 Oregon RAIN: **\$28,169** per year

It is understood by the parties that all conditions and agreements in the original contract, except those specifically referred to in this contract amendment, shall remain in force during the entire contract period.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their officers thereunto duly authorized.

BENTON COUNTY BOARD OF COMMISSIONERS:

CITY OF CORVALLIS:



July 5, 2023

Pat Malone, Chair

Date

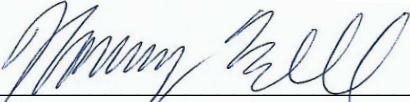
\_\_\_\_\_  
Mark W. Shepard, City Manager Date



July 5, 2023

Xanthippe Augerot, Vice Chair

Date



July 5, 2023

Nancy Wyse, Commissioner

Date

Approved as to Form:

Approved as to Form:



July 5, 2023

Vance M. Croney, County Counsel Date

\_\_\_\_\_  
Corvallis City Attorney Date

Agenda #: 3 Exhibit #: 1

Date: 7/5/23

Submitted by: Phil Ermer

Commissioners:

Given the outcome of the 2-140 vote it is imperative that Benton County Commissioners provide the Citizens of Benton County the options regarding the proposed Courthouse and opportunity voice their opinion. As you know, the bonds for the new \$65M Courthouse and DA office came from a quiet resolution #R2023-003 passed on 3/7/2023 by County Commissioners with no Public comment noted during, before, or after the meeting. The money to pay for this comes from the General <sup>Fund</sup> comprised of:

- Property Taxes
- 8% contribution from the Landfill
- From the voter passed 2021 Bond Measure 2-130 titled "Public Health and Safety Services" that has had millions of that fund siphoned off into the General Fund. A capital investment for a new courthouse is not "Public Health and Safety Services". Please provide a full accounting of this money. ~~You are losing~~ credibility of the people.

*Take Care To Not Lose the*

If you are determined to spend the money, there is a lower cost and more sustainable way. Renovate the historic courthouse per the detailed 113-page "Owner-Directed Facility Seismic Evaluation" of the Benton County Courthouse dated 6-30-2018. A further summary by the engineering consultant DLR Group was published 10/2/2020 shows the possibilities to make the existing courthouse Seismically ready, the space enhanced, ADA compliant, and utilities upgraded for millions less than the new proposed \$65M structure taken from the owner by Eminent Domain. The money saved can go to an upgraded jail.

Please get further input from the voters in Benton County. Building a new Courthouse on land now used for farming and the likely abandoning of the historic Courthouse is against everything that Benton County stands for as a sustainable community and is damaging to the world environment that is in a climate crisis. The CO2 generated in construction will likely overwhelm all the positive actions by Benton County.

Please fulfil the Sustainability commitments made by Benton Commissioners by 3 formal Resolutions. A completely renovated historic Courthouse could be a showcase in America of how a Sustainable Community can function and not just another 1950's example of building on farmland with hundreds of parking spaces and thousands of feet of roadway.

Phil Ermer, PE

[Crocus1@msn.com](mailto:Crocus1@msn.com)

4440 NW Crocus Place

Corvallis OR

541 452-3643

