



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

**Tuesday, May 7, 2024  
9:00 a.m.**

**Present:** **Xanthippe Augerot**, Chair; **Pat Malone**, Commissioner; **Vance Croney**, County Counsel; **Rachel McEneny**, County Administrator; **Rick Crager**, Assistant County Administrator

**Excused:** **Nancy Wyse**, Vice-Chair

**Elected**

**Official:** **Jef Van Arsdall**, Sheriff

**Staff:** **Jenn Ambuehl**, **Jeramie Martin**, **Debbie Sessions**, Financial Services; **Chelsea Chytka**, **Bryan Lee**, Sheriff's Office; **Cory Grogan**, Public Information Officer; **Maura Kwiatkowski**, **Amanda Makepeace**, BOC Staff; **Owen Millehrer**, Public Works; **Erika Milo**, BOC Recorder; **Jesse Ott**, Natural Areas, Parks & Events; **Webster Slater**, **Inga Williams**, Community Development

**Guests:** **Adrienne Fritze**, Benton County Historic Resources Commission; **John Harris**, Horsepower Productions; **Christopher Jacobs**, Corvallis-Benton Economic Development Office; **Alex Powers**, Mid-Valley Media

1. **Opening:**
  1. **Call to Order**

Chair Augerot called the meeting to order at 9:01 a.m.

2. **Introductions**

2. **Review & Approve Agenda**

The following item was added under 8. Other:

- 8.1 **Accepting the Quitclaim Deed for Hubert McBee Campground –**  
Xanthippe Augerot, Commissioner

3. **Proclamations**

- 3.1 **Proclaiming May 2024 as Wildfire Preparedness Month, Proclamation #P2024-008 –** Bryan Lee, Hannah Shafer, Sheriff's Office

Shafer read the Proclamation aloud. The threat of wildfire impacts all of Oregon. Everyone is urged to plan ahead for disasters and participate in annual readiness events and drills.

Lee noted that a community wildfire evacuation drill will be held on May 15, 2024. Call 541-766-6200 to test the call center. There are upcoming State and regional wildfire coordination meetings.

**MOTION:** Malone moved to proclaim May 2024 as Wildfire Preparedness Month in Benton County, Proclamation #P2024-008. Augerot seconded the motion, which carried 2-0.

**3.2 \*Proclaiming May 2024 as Historic Preservation Month in Benton County, Proclamation #P2024-009 –** Adrienne Fritze, Benton County Historic Resources Commission; Inga Williams, Community Development

Fritze read the proclamation aloud. The theme is “Trails Through Time”. Educational and heritage programs will be offered throughout May 2024; event information will be posted online.

**MOTION:** Malone moved to proclaim May 2024 as Historic Preservation Month in Benton County, Proclamation #P2024-009. Augerot seconded the motion, which carried 2-0.

**{Exhibit 1: Historic Preservation Month poster}**

**4. Comments from the Public**

No comments were offered.

**5. Work Session**

**5.1 Quarterly Update from Corvallis-Benton Economic Development Office –** Christopher Jacobs, Lily Bender, Corvallis-Benton Economic Development Office

Bender introduced herself and her professional background.

Jacobs described the five core strategies of the Corvallis-Benton Economic Development (CBEDO) Work Plan: grow property tax revenues, support workforce development, use competitive benchmarking, develop a modern business retention and expansion program, and bolster businesses in target and traded sectors. Jacobs discussed ways to pursue these strategies and related goals (see presentation). Strategy one will involve measuring tax base growth, encouraging mixed use development, and managing the Airport Industrial Park (AIP). Strategy two will include creating a Benton County business registry. Strategy three will involve working closely with the Oregon State University (OSU) Technology Hub, conducting a survey about potential business incentives and barriers, and launching a centralized information portal for businesses that want to locate or expand in Benton County. Emerging sectors

for strategy three include food and beverage, agricultural and agritourism, science, and research and technology. CBEDO will also cultivate a local food hub with a focus on business development.

Strategy four will examine how communities can make the development review process easier and less expensive, inventory commercial and industrial zoned properties, and analyze land use policy. The Oregon Prospector (OP) website is the current repository of this information, but not all listed properties are certified 'shovel-ready,' so CBEDO is updating its OP records. Another goal is to leverage State and regional partnerships with organizations, such as Business Oregon, that offer grants to document industrial land conditions; CBEDO will then market those development opportunities. Staff are currently working on a wetlands delineation study for the AIP. CBEDO plans to certify 12 acres of AIP frontage as 'shovel-ready' and to market that property. Another goal is to identify best practices to recommend land use reform and other policies that help provide a competitive advantage. One opportunity would be to set up a countywide Commercial Property-Assessed Clean Energy program.

Strategy five involves supporting regional economic development. Oregon Cascades West Council of Governments (OCW COG) has established an Innovation Hub which provides grants for economic development initiatives. CBEDO will support partnerships to benefit workforce development, childcare, and housing affordability. CBEDO's Fiscal Year 2023/2024 annual reporting will track performance metrics such as the number of business retention, expansion, and outreach contacts that CBEDO makes with Benton County companies. Last year, CBEDO reached 83 businesses; this year to date, CBEDO has reached 74, and should easily exceed the year target of 100. CBEDO will track each contact and articulate outcomes. Fiscal Year 2024/2025 metrics will include a land use inventory, economic toolkit utilization, and the business registry.

Augerot supported outcome tracking and asked if CBEDO would need to partner with the County to create a business registry.

Jacobs replied that CBEDO is currently working with the Corvallis Fire Department, which asks each commercial property owner to fill out a form which includes number of employees, vacancy, and type of business. Staff will engage the Community of Adair Village, the Cities of Monroe and Philomath, and the County about resources to create a registry. In future, a fee-based licensing program could be considered, but business owners have historically resisted such a program, and staff believe that the key data can be acquired without licensing.

Augerot commented that businesses often leave the County due to lack of nearby transportation and sites for industrial manufacturing; Augerot asked if transportation was still a primary obstacle.

Jacobs replied this was not a major issue; some businesses view area transportation assets as a strength, not a limiting factor. The percentage of commercial or industrial zoned properties that are vacant or underutilized is a better measurement of CBEDO's effectiveness. Countywide initiatives include gathering letters of support for the Broadband Project to create a more robust grant application. CBEDO is supporting the

Microfluidic Technology Hub, an emerging technology centered on Corvallis. CBEDO helped Adair Village apply for a grant for an interpretive history center at Camp Adair. In fall 2023, CBEDO distributed \$280,000 in business grants, and will provide an email about how businesses used the funds. This information will also be published on [www.yescorvallis.org](http://www.yescorvallis.org).

Two public meetings about the South Corvallis Food Hub (SCFH) were held in April 2024, with Spanish translation. A consultant will present to the Board on May 21, 2024 about the comprehensive facility needs assessment, as well as the completed feasibility study and gaps analysis. These studies enabled CBEDO to request proposals for community projects. The SCFH grant program will be released in May 2024, with bids due by the end of June or early July 2024. CBEDO has a new partnership with the Small Business Development Center to support businesses that want to send proposals for technical writing services. There is an effort to attract food businesses to roles in the food hub, such as pop-up restaurants and food trucks, wholesale aggregation and distribution support, and Community Supported Agriculture offerings. After the request for proposals, CBEDO will hold more meetings to encourage collaboration among stakeholders. Then CBEDO will negotiate a scope of work and enter contracts with businesses before the December 31, 2024 ARPA fund spending deadline.

Malone noted that the AIP is located in the County but owned by Corvallis, so developers have to acquire permits from both jurisdictions. Malone asked if there had been progress on streamlining that process.

Jacobs confirmed. AIP permits are currently processed by Corvallis Development Services. CBEDO has worked with Corvallis on the AIP Development Plan, but regulations overlap; the AIP is zoned by the County, but the Airport Master Plan often does not align with zoning for allowed uses and development standards. The best way to resolve these challenges would be to pursue annexation, which Corvallis has budgeted for.

Malone stated that CBEDO should work more on updating partners such as the Board. Economic Development grants are highly competitive, so everyone needs to pull in the same direction.

Augerot concurred. Some of the biggest drivers of local Economic Development are HP and OSU; CBEDO is the County's best source of information on those activities, and the Board should be informed. The Board is also interested in OSU's Mass Timber Technology Hub, which could benefit rural Benton County.

Jacobs replied that staff will be work harder to communicate those developments promptly. There may be an opportunity for both hubs to directly update the Board in June 2024.

Malone encouraged Jacobs to support the broadband internet effort in Benton County.

Augerot shared that the focus of Federal broadband funds is on filling coverage gaps, but there are also limitations in cities for certain types of businesses. Augerot asked if

there were any work underway to enrich or expand bandwidth as a business development tool.

Jacobs replied the scope of work in the Solarity grant project is only on gap-filling, not expansion. CBEDO will continue to advance that network countywide with additional grants.

Augerot asked who was involved in this round of the strategic planning process.

Jacobs replied that CBEDO worked on the plan with the Economic Development Coalition (EDC) and with Wyse as Board liaison. EDC business owners helped develop a strengths, weaknesses, opportunities, and threats (SWOT) analysis to identify priority redevelopment sites, assemble key metrics, and develop the five strategies. Previously, CBEDO developed two-year work plans. This time, the plan is a living document that will be updated annually.

## **5.2 American Rescue Plan Act (ARPA) Expense Review – Jeramie Martin, Financial Services**

Martin presented on ARPA funds received by the County (not including State pass-through funds). Benton County received \$18,086,520. The largest expenditure categories were land acquisition for the Community Safety and Justice Campus, community grants, and the Kalapuya Building remodel. The top community investment categories were housing, youth development, and culturally specific services, as well as mental health services and assistance for non-profit organizations. Martin shared that one community grant enabled Casa Latinos Unidos to expand its work in the Cities of Monroe and Philomath. Another grant enabled the Philomath Youth Activities Club to provide after-school and summer childcare for 66 children from low- to moderate-income families. All ARPA funds must be obligated by December 31, 2024, but funds do not have to be spent until 2026. The County has obligated all but \$97,232 of funds.

Sessions noted the spending deadline has been extended several times. The County also received millions of ARPA dollars through Public Health, Law Enforcement, and other areas, which created even broader impacts.

Malone added that CBEDO helped the County develop a thoughtful process for distributing ARPA funds to local businesses in early 2020. The idea of an inventory of local businesses started at that time because the County did not know how many businesses existed.

## **6. \*New Business**

### **6.1 Acceptance of Easements for the Corvallis-to-Albany Path: Pilkington Avenue to Merloy Avenue – Owen Millehrer, Public Works**

Millehrer explained that the multi-use Corvallis-to-Albany Path will parallel the Highway 20 (US Route 20) corridor. These are the last easements the County needs in order to begin construction. The goal is to install pavement this summer and complete this section in 2024. Millehrer displayed an overview map (see exhibits). The County will

conduct an engineering study on how the path can cross Highway 20; bids will be requested soon. The County is still negotiating for an easement along the Children's Farm Home; Laurel Byer, Public Works, will update the Board at a future meeting.

Augerot noted this section is part of the Highway 20 Safety Project, as is one other segment, and asked if a bicycle lane would be created there at this time.

Millehrer replied that the Safety Project is a State project which involves road widening, but no specific improvements for bicycles and pedestrians. However, the State did allow for a future bicycle lane on the path section closer to Independence Highway (Oregon Route 51). ODOT has funds for a study of the North Albany portion of the path.

Augerot requested a table showing funding sources and status for all segments of the path.

Malone noted the middle section received a \$1.2 million Oregon Department of Transportation Carbon Reduction Program grant for preliminary planning and part of the design.

**{Exhibit 2: North Albany Refinement Plan map}**

**{Exhibit 3: Corvallis-to-Albany Multi-Use Path map}**

**MOTION:** Malone moved to accept and approve the Public Utility and Access Easements and Temporary Easement for Construction for the Corvallis to Albany Path: Pilkington Avenue to Merloy Avenue. Augerot seconded the motion, which carried 2-0.

**6.2 Discussion Regarding Supplemental Budget 241101, Amending the Community Health Centers (CHC) Budget, Resolution #R2024-006 – Rick Crager, Assistant County Administrator; Debbie Sessions, Jenn Ambuehl; Financial Services**

Crager explained that the rebalance of the CHC Budget calls for an approximately \$4.3 million or 6.17% reduction due to revenue shortfalls. The reduction would have been larger if not for projections of increased Medicare reimbursement rates. Oregon law requires Benton County to adopt a balanced budget that identifies accounts for all revenues. Staff were able to reduce department cost allocation by \$1 million due to unanticipated resources. Central cost must be reduced in all departments. The staffing budget will be decreased by \$2.2 million, but no positions will be eliminated; the savings comes from unfilled vacancies and attrition. Operating contingency will be increased to help build reserves. The contingency amount is still below what staff consider prudent, so any higher-than -anticipated revenues should be used to build those reserves. Crager reviewed budgetary impact areas to be reduced in the Benton Health Center Fund and the East Linn Health Center Fund (see presentation). In the 2023-2024 Fiscal Year to date, there was a \$17.4 million supplement in fall 2024, today's reduction, and another supplement in the next few weeks, including adjustments from the Legislative Session.

**MOTION:** Malone moved to forward Supplemental Budget 241101 for Community Health Centers to the May 21, 2024 Board Meeting for a Public Hearing and adoption. Augerot seconded the motion, which carried 2-0.

**7. Announcements**

Augerot encouraged residents to vote in the May 21, 2024 election.

**8. Other**

**8.1 Accepting the Quitclaim Deed for Hubert McBee Campground –  
Xanthippe Augerot, Commissioner**

Ott explained this is the final step for the County to take ownership of the Hubert McBee Campground from the Alliance for Recreational and Natural Areas (AFRANA).

Counsel noted that AFRANA has executed the deed; the Board need only to accept the deed, not sign it.

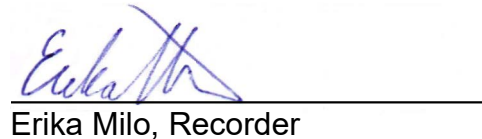
**MOTION:** Malone moved that Benton County accept the quitclaim deed from AFRANA transferring the Hubert McBee Campground. Augerot seconded the motion, which carried 2-0.

**9. Adjournment**

Chair Augerot adjourned the meeting at 10:28 a.m.



Xanthippe Augerot, Chair



Erika Milo, Recorder

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



# COME CELEBRATE NATIONAL HISTORIC PRESERVATION MONTH IN BENTON COUNTY & NEIGHBORING ALBANY ~ MAY 2024 & BEYOND

# TRAILS THROUGH TIME

HISTORIC HOME TOURS  
PRESERVATION WORKSHOPS

OREGON'S TRAIL OF TEARS - ATOMIC RANCH TOUR  
ALBANY TWEED RIDE, EDUCATIONAL  
PRESENTATIONS AND MORE!



SCAN QR  
CODE FOR  
EVENTS  
SCHEDULE

<https://corvallisoregon.gov/cd/page/historic-preservation-month>

Brought to you by local historic preservation organizations and dedicated volunteers.



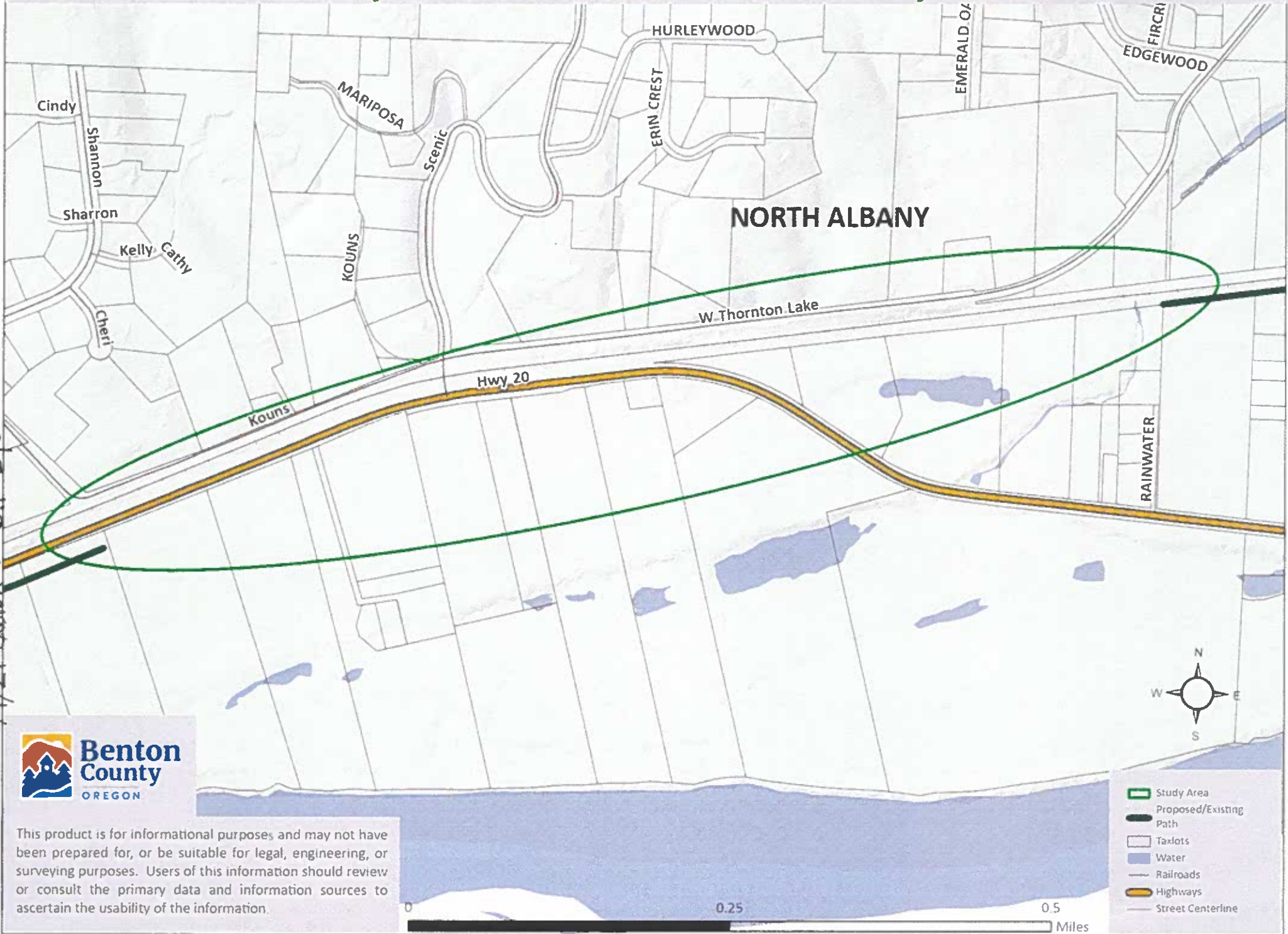
May 1-30 Hidden History Scavenger Hunt (Albany)  
May 2, 4 p.m. Alive in the Margins Walking Tour w/Lema Patterson (Corvallis Museum)  
May 3, 4:30-7 p.m. Preserving Your Family Photos (Albany Regional Museum)  
May 4, 11a.m. Stories of Camp Adair (Adair Village)  
May 7, 6 p.m. First Avenue History Tour (Albany)  
May 8, 12-1 p.m. Historic Windows & Doors? Oh My! (Albany Regional Museum)  
May 8, 6 p.m. Second Avenue History Tour (Albany)  
May 9, 3:30 p.m. S. Central Park Neighborhood Walking Tour with Doug Eaton (Corvallis)  
May 11, 9:30 a.m. Albany Tweed Ride 2024 (Albany)

May 11, 10-11:30 a.m. Historic Albany Streetcar Tour (Albany Regional Museum)  
May 11, 12-2 p.m. Cumberland Church 132nd Birthday Celebration & Open House (Albany)  
May 12, 2-4 p.m. OSU Walking Tour w/ Larry Landis  
May 14, 3 p.m. SE Young & Son Department Store Building Tour (Albany)  
May 18, 10-3 p.m. Cemetery Cleaning Workshop w/ Dave Pinyard & Bernadette Niederer (Kings Valley)  
May 19, 5:30-8 p.m., presentation @ 6 p.m. Oregon's Trail of Tears, Nolan Streitberger  
May 20, 6 p.m. How to Research the History of Your House Workshop - If Walls Could Talk, Camron Settlemeier (Corvallis Museum)

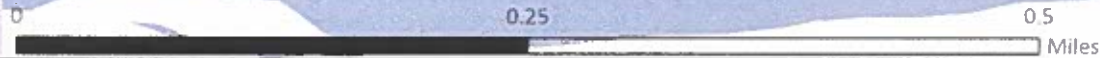
May 22, 1 p.m. Atomic Ranch Tour w/Doug Sackinger  
May 22, 5:30-6:30 p.m. Masonic Temple Tour (Corvallis)  
May 22, 6:30-8:30 p.m. History Through Headstones - Historic Linn County Medicine: A Family Pursuit (Self-Guided Tour, Albany)  
May 25, 12-4:00 p.m. Interior Tours of the Under-Restoration Willamette Grange Hall w/Jay Sexton (Corvallis)  
May 30, 2:30-5:00 p.m. Owen's Farm: Past and Future, Jessica McDonald (Corvallis)  
May 30, 6-8 p.m. Historic Preservation Celebration, OSU LaSells Stewart Center  
June 12, 2-3 p.m. Franklin School Neighborhood Trees Walking Tour w/Lyn Larson (Corvallis)



# Corvallis to Albany Multi-Use Path: North Albany Refinement Plan



This product is for informational purposes, and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

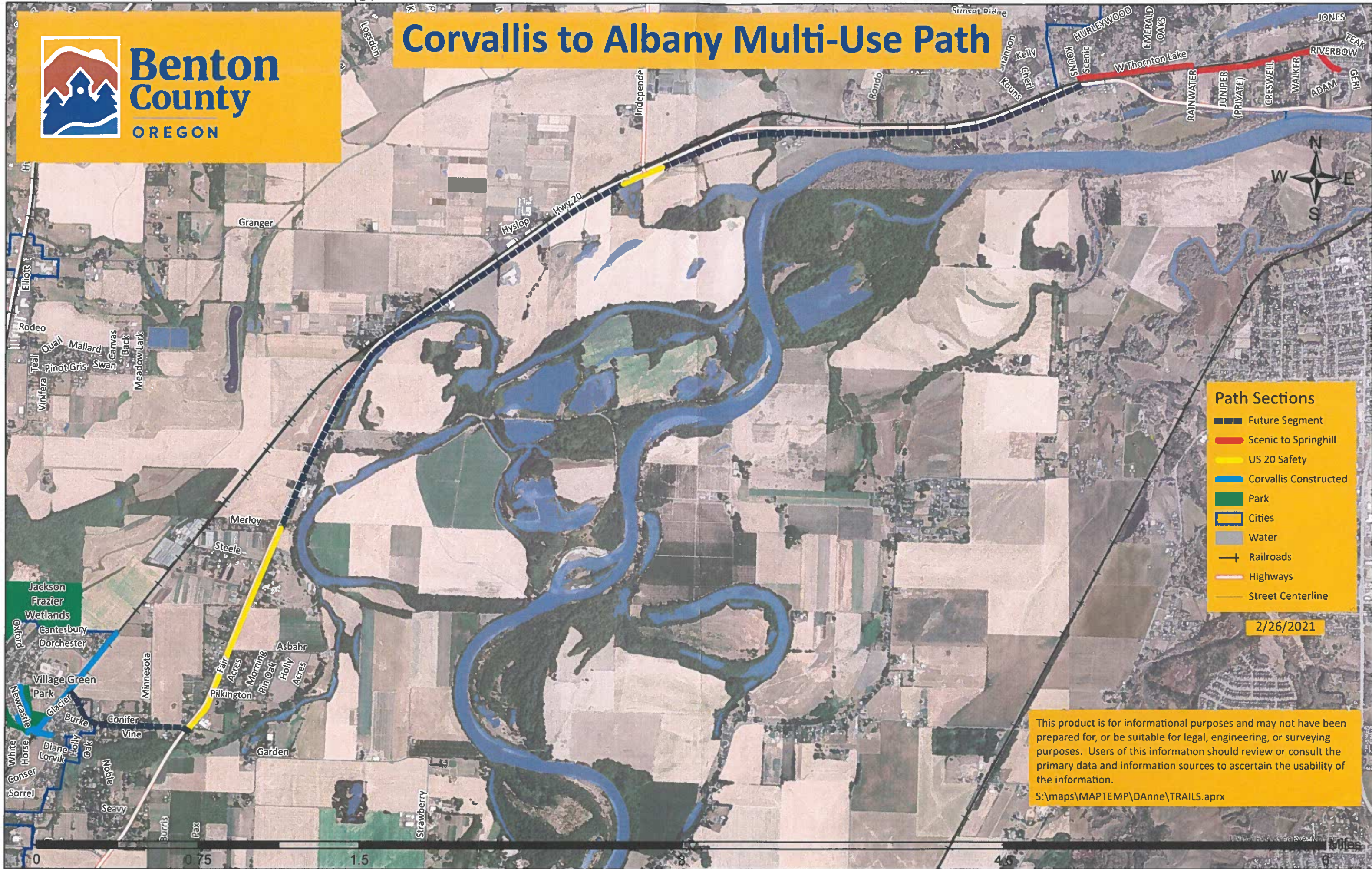






**Benton  
County**  
OREGON

# Corvallis to Albany Multi-Use Path



**Path Sections**

- Future Segment
- Scenic to Springhill
- US 20 Safety
- Corvallis Constructed
- Park
- Cities
- Water
- Railroads
- Highways
- Street Centerline

2/26/2021

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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