



AGENDA

BOARD OF COMMISSIONERS MEETING

Tuesday, August 6, 2024, 9 AM

How to Participate in the Board of Commissioners Meeting	
Zoom Video Click for Zoom link	Click for YouTube LiveStream link
In-person: Kalapuya Building, 4500 SW Research Way, Corvallis, Oregon	

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 by contacting the Board of Commissioners Office at 541-766-6800 or 800-735-2900 TTY, by email bocinfo@bentoncountyor.gov, or on the County's website at <https://boc.bentoncountyor.gov/contact/>.

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.

1. Call to Order and Introductions

2. Review and Approve Agenda

Chair may alter the agenda

3. Proclamation

3.1 Proclaiming August 4 to August 10, 2024 as Health Center Week, Proclamation P2024-015 – Lacey Mollel, Christine Mosbaugh; Community Health Centers

4. 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.

5. Work Session

- 5.1 45 minutes – Republic Services Presentation of 2023 Annual Hauling Report and the 2023 Annual Coffin Butte Pacific Region Compost Operational Report – Ginger Rough, Brett Davis, Ian Macnab, Julie Jackson, Republic Services; Bailey Payne, Community Development
- 5.2 20 minutes – Broadband Update – Adam Loerts, Information Technology; Joseph Franell; Rural Prosperity Partners
- 5.3 20 minutes – Corvallis-Benton Economic Development Office Update – Christopher Jacobs, Corvallis-Benton Economic Development Office
- 5.4 15 minutes – Benton County Facilities Update – Gary Stockhoff, Public Works

6. Consent Calendar

- 6.1 Approval of the May 21, 2024 Board Meeting Minutes

7. New Business

- 7.1 10 minutes – Modification of Deposit Requirements for Alsea Service District Water Users, Order No. D2024-049 – Gary Stockhoff, Public Works; Marilee Hoppner, Financial Services
- 7.2 10 minutes – Initiation of Proceedings to Transfer Jurisdiction of the Following County Road to the City of Albany: NW Gibson Hill Road, Order No. D2024-051 – Laurel Byer, Public Works
- 7.3 15 minutes – Permission to Apply for One-time Funding for Coordinated Homeless Response Office – April Holland, Health Services
- 7.4 10 minutes – Statement of Support Regarding Flavored Tobacco Restrictions to Promote Youth Nicotine Addiction Prevention, Resolution No. R2024-022 – Andy Chuinard, Sara Hartstein, Rocío Muñoz; Health Services

8. 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.”

9. Announcements

PROCLAMATION

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Community Health Centers

Contact Name * Lacey Mollel

Phone Extension * 6657

Meeting Attendee Name * Lacey Mollel / Janeece Cook - CHC Board Vice Chair

Agenda Item Details



Item Title * 2024 National Health Center Week Proclamation, Proclamation P2024-015

- 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

**Name of
Board/Committee**

Community Health Centers Board of
Directors

Advertisement*

- Yes
 No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

The second week in August each year is dedicated to recognizing the service and contributions of Community, Migrant, Homeless, and Public Housing Health Centers. These Health Centers provide access to affordable, high-quality, comprehensive primary and preventive health care to medically vulnerable and underserved people in the U.S., delivering value to and significantly impacting America's healthcare system.

Options*

Approve proclaiming August 4-10, 2024 as Community Health Center Week in Benton County.

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 * National Health Center Week is an opportunity to highlight the commitment and passion of Community Health Center staff, board members, and supporters who make it possible to provide quality, comprehensive healthcare services to our community.

- 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 * Community Health Centers generate significant community economic benefits annually, including high-quality jobs, and play a crucial role in controlling rising national healthcare costs. In 2021, Community Health Centers were responsible for over 500,000 direct and indirect jobs, nearly \$85 billion in economic output, and more than \$37 billion in labor income.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations * Staff recommends proclaiming August 4 - 10 as Community Health Center Week in Benton County.

Meeting Motions * I move to ...
adopt Proclamation P2024-015 proclaiming August 4 - 10, 2024 as Community Health Center Week in Benton County.

Meeting Motion

I move to adopt Proclamation P2024-015 proclaiming August 4 - 10, 2024 as Community Health Center Week in Benton County.

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.

Health Center Week Proclamation P2024-015.pdf 111.13KB




Comments (optional)

Janeece Cook, CHC Board Vice Chair, and Lacey Mollel will read the proclamation.

If you have any questions, please call ext.6800

**Department
Approver**

LACEY MOLLEL

<p>1. Dept Approval</p> <hr/> <p>Department Approval</p> <p>Comments</p> <p>Signature </p>	<p>5.</p>
<p>2.</p> <hr/> <p>County Administrator Approval</p> <p>Comments</p> <p>Signature </p>	
<p>3.</p> <hr/> <p>BOC Final Approval</p> <p>Comments</p> <p>Signature </p>	
<p>4.</p>	



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

In the Matter of Proclaiming August)
4-10, 2024 Community Health Center) **Proclamation No. P2024-015**
Week in Benton County)

Community Health Centers: Powering Communities through Caring Connections

For over 50 years, Community Health Centers have provided high-quality, affordable, comprehensive primary and preventive healthcare in our nation’s medically underserved communities, delivering value to, and having a significant impact on, America’s healthcare system.

As the country’s largest primary care network, Community Health Centers are the healthcare home for over 31.5 million Americans in over 15,000 communities across the country. One in every 11 people in the United States receives their care at a Community Health Center.

Community Health Centers are a critical element of the health system; serving rural, suburban, island, frontier, and urban populations; often providing the only accessible and dependable source of primary care in their communities. Nationwide, Community Health Centers serve one in every five residents of rural areas.

Community Health Centers serve as beacons of essential resources and support in the face of disasters and pandemics and will continue to respond quickly to care for America’s most vulnerable and underserved communities.

Every day, Community Health Centers develop new approaches to integrating a wide range of services beyond primary care, including oral health, vision, behavioral health, and pharmacy services, to provide comprehensive care, allowing each community member to thrive. Health centers have more than doubled their behavioral health workforce in the last decade to meet Americans’ growing need for behavioral health services.

Community Health Centers are governed by patient-majority boards, ensuring patients are engaged in their healthcare decisions.

Community Health Centers are locally owned and operated small businesses that serve as critical economic engines, helping to power local economies by generating \$85 billion in economic activity and more than \$37 billion in labor income in some of the country's most economically distressed communities.

Community Health Centers nationally support more than 500,000 direct and indirect jobs, including physicians, nurse practitioners, physician assistants, licensed family therapists, and certified nurse-midwives who work as part of multidisciplinary clinical teams designed to treat the whole patient.

The Community Health Center model continues to prove an effective means of overcoming barriers to healthcare access, including geography, income, and insurance status – improving health outcomes and reducing healthcare system costs.

Community Health Centers reduce overall costs of care by helping manage patients' chronic conditions, which keeps them out of more expensive healthcare settings like hospital emergency rooms.

Community Health Centers are on the front lines of emerging healthcare crises, providing access to care for our nation's veterans, addressing the opioid epidemic, and responding to public health threats in the wake of natural disasters. Community Health Centers operate over 900 mobile units, providing accessible health services in hundreds of rural and urban communities.

National Health Center Week offers the opportunity to celebrate America's more than 1,400 Community Health Center organizations with over 15,000 service delivery sites, including over 3,600 schools. We honor their dedicated staff, board members, patients, and all those responsible for their continued success and growth since the first health centers opened their doors more than 50 years ago.

During National Health Center Week, we celebrate the legacy of America's Community Health Centers and their vital role in shaping the past, present, and future of America's healthcare system.

THEREFORE, BE IT PROCLAIMED that August 4 – 10, 2024, is Community Health Center Week in Benton County, and all community members are encouraged to join in this observance.

Adopted this 6th day of August, 2024.

Signed this 6th day of August, 2024.

BENTON COUNTY BOARD OF COMMISSIONERS

Xanthippe Augerot, Chair

Nancy Wyse, Vice Chair

Pat Malone, Commissioner

WORK SESSIONS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Community Development

Contact Name * Bailey Payne

Phone Extension * x6819

Meeting Attendee Name * Ginger Rough, Julie Jackson, Brett Davis, Ian McNab, Republic Services; Bailey Payne, Community Development

Agenda Item Details



Item Title * Republic Services Presentation of 2023 Annual Hauling Report and the 2023 Annual Coffin Butte / Pacific Region Compost Operational Report

- Item Involves *** Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
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 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 45 minutes

Special Report Options * Oral Written

Board/Committee
Involvement* Yes
 No

Advertisement* Yes
 No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

Presentation of the 2023 Coffin Butte Annual Report and Benton County Hauling and Recycling Annual Report

Options *

- 1) Accept the reports from Republic Services
- 2) Decline to accept the reports from Republic Services

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
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 - Community Resilience
 - Equity for Everyone
 - Health in All Actions
 - N/A

Explain Core Values Selections * Ensuring that Benton County residents and businesses have solid waste/recycling services available is necessary to ensure that materials are handled in a responsible manner and do not pollute the air, water and land.

- 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 * Collecting garbage, recycling and yard debris and responsibly managing waste is important to protect the environment and natural resources of Benton County and beyond.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* Staff recommends the Board accept the 2023 reports presented by Republic Services.

Meeting Motions* I move to ...
... accept the 2023 reports presented by Republic Services.

Meeting Motion

I move to accept the 2023 reports presented by Republic Services.

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.

2023_CoffinButte_AnnualReport_Final.pdf 3.61MB

Benton County_Hauling_2023_Final.pdf 2.46MB

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

Department Approver AMANDA MAKEPEACE

1.

Department Approval

Comments

Signature

Amanda Makepeace

2.

Counsel Approval

Comments

Signature

Vance H. Croney

3.

County Administrator Approval

Comments

Signature

Rachel L McEneny

4.

BOC Final Approval

Comments

Signature

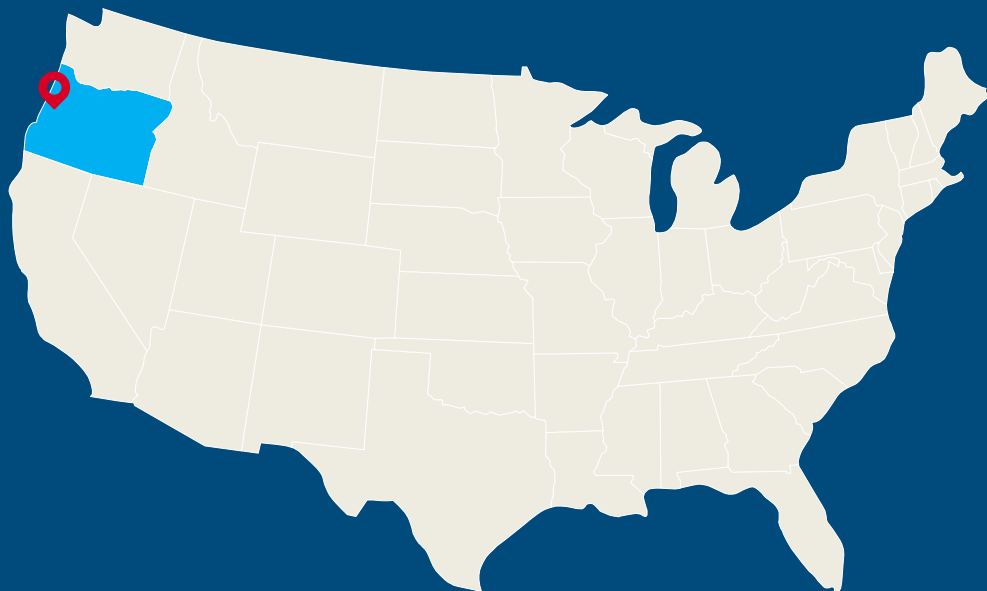
Amanda Makepeace



Sustainability in Action

Coffin Butte Landfill and Pacific Region Compost Annual Report

**Benton County
2023**



Sustainability in Action

Letter from Management

June 21, 2024

Commissioners Augerot, Malone and Wyse
County Administrator McEneny
Benton County Staff

Dear Commissioners, Administrator McEneny and Staff,

Republic Services is pleased to submit the Coffin Butte Landfill Annual Report for 2023. It contains operating, environmental compliance and sustainability updates and information for your review

This report also includes airspace and landfill capacity forecasting, as well as highlights from our forthcoming expansion request. We welcome your feedback and look forward to continuing our strong partnership in the years to come.

Please feel free to contact me Environmental Manager Ian Macnab for more information.

Best Regards,

Bret Davis

General Manager



Sustainability in Action

Executive Summary

Republic Services is pleased to submit this annual report, summarizing our annual operations for the 2023 calendar year at Coffin Butte Landfill and the Pacific Region Compost facility.

As always, we are ready to answer questions from, and engage with, the community.

In our 2022 annual report, we estimated that Coffin Butte Landfill had 14.6 years of total capacity (life) remaining. In this report, we projected that at the end of 2023, the Landfill had 13.4 years of airspace remaining.

Our current estimates, based on airspace used since the beginning of this calendar year, is that Coffin Butte Landfill has 12.9 years of life remaining. As you know, unforeseen events, including natural or manmade disasters, can have a direct impact on airspace.

All estimates assume eventual use of the airspace in the Quarry, which is still being excavated. As of June 2024, there are only eight months of disposal life remaining in the fully constructed and permitted portion of the Landfill.

This report is being presented to you as we are poised to submit a new conditional use proposal (CUP) request for the Landfill. This new request comes three years after our original proposal. In the interim, it has been substantially revised, based on considerable community and stakeholder feedback and engagement.

Our 2024 expansion proposal would add approximately six years of additional life to Coffin Butte. By contrast, our previous application sought an expansion that would have yielded 12 years. We believe the proposal also reflects additional input received during the Benton County Talks Trash Process, while ensuring a sustainable and cost-effective path for providing safe and reliable waste disposal for Benton County and its residents.

Further details can be found on page 2 of this annual report.



Our Promise

Sustainability in Action



Our Vision

Partnering with customers to create a more sustainable world

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Landfill Capacity

Coffin Butte Landfill has permitted airspace of 39,006,573 cubic yards (including what has already been consumed by waste disposal). During 2023 the landfill accepted 1,032,214 tons of solid waste. Based on historical aerial fly-over data, the average effective density of the in-place waste at the Coffin Butte Landfill is 0.98 tons/cy (1,965 lbs/cy – 2023 Operational Density).* Therefore, an estimated 1,051,134 cubic yards of airspace was used for the year. A total of 24,013,893 cubic yards has been consumed as of December 31, 2023, leaving a remaining capacity of 14,992,680 cubic yards of permitted air space.

What does that mean in terms of remaining life at Coffin Butte? At the end of 2023, we projected the Landfill had 13.4 years of life remaining. As of today (June 2024), we project about 12.9 years of life remaining – 95 percent of which is in the Quarry and is still being excavated.

As noted in the executive summary of this report, we are proposing an expansion that would add six years of life to Coffin Butte. When the proposed expansion airspace is combined with the not-yet-accessible airspace in the Quarry, the total estimated life at Coffin Butte is anticipated to be about 18.5 years.

We are actively depositing waste in a cell on the northern side of the Landfill, known as Cell 5E. We estimate that that cell will be completely full by February 2025. As you are aware, we have been working aggressively to construct a new cell in the eastern corner of the Quarry to ensure that the county's waste disposal needs can be met without service disruptions. That new cell, called 6A, will begin accepting waste in early 2025, based on current estimates, and we anticipate it will be full by September 2026.

*Effective density incorporates the effects of daily and intermediate soil cover usage. It is calculated by measuring the amount of airspace occupied between successive aerial flyovers using photogrammetric maps and dividing that volume into the number of tons of waste received at the gate.



2024 Expansion Request

Coffin Butte Landfill has requested a pre-application meeting for the County to consider a Conditional Use Permit (CUP) request. Its purpose is to expand the waste disposal area of the landfill on to an existing parcel of property, south of Coffin Butte Road.






This request is considerably different than the 2021 expansion proposal and is the result of more than two years of listening, dialogue and collaboration among key stakeholders, including community leaders, landfill neighbors, NGOs, local governments, state leaders and Benton County Staff.

Our new CUP request proposes adding six years of life to Coffin Butte Landfill – about half of what we requested in 2021. As noted previously in this report, there is currently about eight months of airspace remaining in the cell currently being used for waste disposal.

An approved CUP would ensure continuity of disposal services while the county works to develop a Solid Materials Management Plan. We are requesting this CUP now because **industry best practice is to start working on an expansion project when there is 10-12 years of life remaining at a site.** This is a prudent timeframe given that it takes an average of three years or longer to complete the local land use process. After the land use process is complete, it could take an additional three years or longer to obtain the permits required from various state agencies and then to initiate and complete construction of the disposal cells.

While we remain eager to participate in a solid materials management plan that will help meet Benton County’s sustainability and recovery goals, **we need to begin permitting and constructing new disposal cells now to ensure continuous, safe, reliable and affordable disposal of the county’s waste.**

Expansion Proposal Highlights

-  A **50 percent smaller expansion** than the 2021 proposal (6 years versus 12)
-  **Improves Coffin Butte Road** and adds bike lanes
-  **Increased transparency, communication** and community responsiveness
-  **Improved vegetative screening** along major travel corridors
-  Containment of the landfill’s working face and disposal **area to the Landfill Site (LS) zone**



Landfill Infrastructure Enhancements

We continually invest in Coffin Butte’s infrastructure to ensure we are providing best-in-class service and environmental stewardship to the County. The following pages summarize work completed through 2023.

Gas Collection System

Coffin Butte Landfill’s gas infrastructure is best-in-class. Since 2019 we have invested \$9.4 million in the gas control and collection system, installing 57 vertical wells and 22,700 feet of horizontal gas collection piping.

Further investments are scheduled for this year, including installation of an additional 18 horizontal wells and 14 vertical wells, at an estimated cost of \$1.2 million.

Coffin Butte’s gas collection infrastructure is 3x the industry standard and is critical to controlling emissions, as required by the EPA. Coffin Butte already meets or exceeds the tightened requirements that were set forth under the U.S. Methane Emissions Reduction Plan.

For example, since 1995, Coffin Butte has captured methane gas to generate electricity for 4,000 area homes, via a partnership with PNGC Power. In addition, we operate the Pacific Region Compost facility, which processed more than 124,000 tons of organic material in 2023 from Benton and surrounding counties.



By the numbers

124K

tons of organics processed annually at the PRC

3x

industry standard for gas collection wells

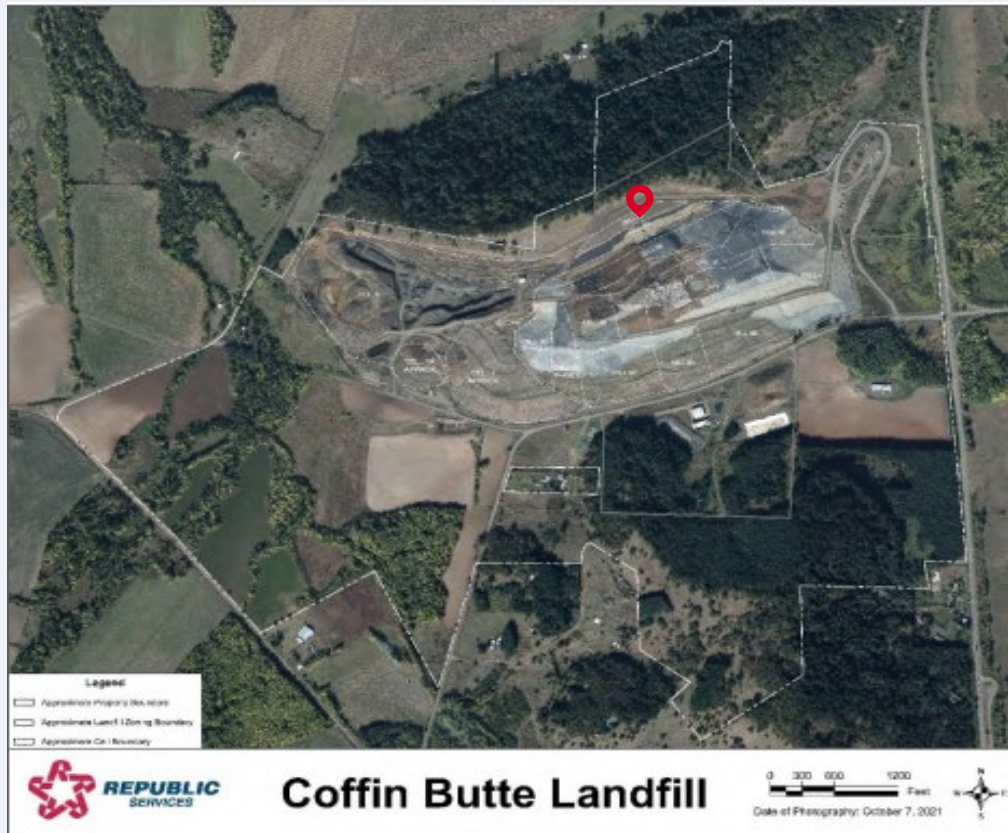
\$9.4M

invested in landfill gas collection system since 2019

Infrastructure (continued)

Cell Construction

In 2023, we completed construction on Cell 5E, which is located on the northern edge of the landfill, as noted in the aerial photo below. We are currently depositing waste in this 3.5-acre cell and expect it to be full by early 2025.



Given the limited remaining airspace remaining in Cell 5E, we are working aggressively to construct Cell 6A in the Quarry. We anticipate spending \$9 million this year to construct the liner system for this next phase of the landfill to ensure it will be ready for waste disposal next spring. The cell is approximately 10.5 acres, and, based on current annual tonnage, will be capable of accepting waste through mid-2026.

Leachate Management

Each year we utilize an extensive network of geosynthetic covers to better capture the rain and reduce the impact it has on decomposing waste. These covers reduce the volume of leachate that is produced and then must be treated, which saves energy, reduces costs, and is better for the environment. In addition, the landfill has a robust groundwater monitoring system comprised of 35 wells, which are regularly checked to ensure peak performance and compliance with our regulatory permits.

This year we also plan a \$100,000 project that will add additional areas of membrane cover to better divert storm water.

Infrastructure (continued)



Understanding and Managing PFAS

Because PFAS is ubiquitous in the products we all use, it is present in landfills, including at Coffin Butte. It eventually ends up in landfill leachate – a byproduct of waste decomposition that results from rainwater filtering through waste mass – and is properly collected and pumped to an on-site storage tank. From there, leachate is safely transported to the Corvallis and Salem wastewater treatment plants (WWTPs) – along with other wastewater – where it is treated and discharged per regulatory guidelines.

Some key facts about PFAS at Coffin Butte are below:

- **Coffin Butte does not generate PFAS; instead, it receives it.** Our main focus is safely managing PFAS through proper landfill operations and partnering with the DEQ to ensure compliance
- Little can be done to reduce PFAS in leachate at the landfill, but **manufacturers can reduce future levels by limiting the chemicals in manufactured products**
- **Coffin Butte works closely with our partners – the Cities of Corvallis and Salem, and their WWTPs – to treat leachate generated at the Landfill**
- The 29.7M gallons of **leachate generated by Coffin Butte in 2023 is a small percentage of the overall wastewater treated** at our partners' facilities. The **landfill is in compliance** with its permits and regulatory requirements.

Coffin Butte remains engaged at the state and local levels and continues working with DEQ and WWTPs as regulations evolve. We are committed to serving this community safely and providing a sustainable disposal solution centered on environmental responsibility.

Environmental Impact and Monitoring

Annual Environmental Monitoring Report (Groundwater)

Valley Landfills, Inc., as owner and operator of Coffin Butte Landfill, is committed to being a good neighbor and a steward of the environment. We prioritize safe and responsible operations, sustainability, and collaboration with regulators at the local, state and federal level.

In 2023, Coffin Butte landfill was inspected six times by a variety of agencies, including DEQ's Division of Material Management, Metro Regional Government, and the cities of Corvallis and Salem. In addition, we submitted annual, semi-annual, quarterly and monthly reports to federal, state and local regulators, in accordance with our operational and environmental permits.

The landfill is – and remains – in compliance with its permits and regulatory requirements and was not issued any notices of violation by EPA or the Oregon Department of Environmental Quality in 2023.

The following section of the annual report provides a summary of the water quality monitoring activities at the landfill. Environmental monitoring and reporting is required by Coffin Butte's solid waste disposal permit number 306, which is issued and administered by the Oregon DEQ.

Coffin Butte Landfill conducted groundwater sampling in April and October 2023 and completed its annual environmental testing of leachate produced by all active and closed waste disposal cells.

No significant changes in water quality were measured. We test for 60 volatile organic compounds in our wells along the west-side compliance boundary, and all concentrations were below primary drinking water standards. This includes well MW-12S, which is located on the edge of Cell 1, and is the barometer for ensuring that the remediation efforts enacted in the 1990s continue to be effective.

Sampling shows that the long-term trend for tetrachloroethene (PCE) at that same well also continues to decrease. Other VOC concentrations have declined to trace levels at west-side compliance wells and several inorganic parameters were present above background concentrations. Since the landfill cover was installed on Cells 1/1A in 1996 and landfill gas removal wells were installed in Cell 1 in 1994, the number and concentrations of VOCs have declined.

Downgradient of the former Closed Landfill, groundwater quality trends are stable as well. The contaminants in these areas were from the waste deposited in the old "Burn Dump." Coffin Butte completed the removal of this waste in 2022, eliminating the source of the contaminates. Based on the age of the landfill and completion of source removal, it is expected that the residual low level impacts will diminish with time. In addition, piezometer P-9, a monitoring well that's used to measure water levels to create the groundwater contour maps, was re-drilled and replaced on July 26, 2023.

At the compliance boundary for Cells 4 and 5 on the east side, the primary drinking water standard for arsenic was exceeded, but these concentrations represent natural background conditions. In other words, these wells are newer, and we are required to test for existing materials (including hard metals, such as arsenic) in the water to establish a baseline. These results do not represent a compliance issue at the landfill.

We have re-attached the arsenic memo, previously submitted to Benton County on February 15, 2024, as "Appendix D" to this report.

Environmental Impact (continued)

Sampling results at MW-26 and MW-27 were below statistically calculated site-specific limits (SSLs) for most of the indicator parameters. Manganese was marginally above the limit at MW-27 for both sampling events. An exceedance for magnesium and manganese occurred at MW-26 in April, but concentrations returned to normal and below the SSLs in October. DEQ does not require action because monitoring is only required if three results from a single well exceed the SSLs.

Annual Environmental Monitoring Report (Groundwater)

Leachate production for the water year 2022-2023 was estimated at approximately 29.7 million gallons. This was generated by Cells 1 through 5 during the water year ending September 30, 2023. VLI continues to monitor the secondary leachate collection systems (SLCS) beneath Cells 2, 3, 4, and 5 .

The text portion of the Annual Environmental Monitoring Report (AEMR), trend plots for groundwater quality parameters described above, and data tables for east side groundwater monitoring wells are presented in Appendix A. The remaining tables, figures and appendices discussed in the text portion of the report are on file at the Benton County Health Department.

Annual Environmental Monitoring Report (Leachate Management)

The AEMR includes information and data from the leachate management program. Leachate production and management for the water-year October 2022 to September 2023 is discussed in the report. The text portion of the leachate report can be found in section 3.4 of the AEMR.

Again, this is on file at the Benton County Health Department.



Title V Air Monitoring Report

While we discussed our gas collection system in detail earlier in this report, it's important to talk specifically about our compliance with our air monitoring (Title V) permit. Air emissions generated at the Coffin Butte Landfill in 2023 were detailed in a report to DEQ using forms and templates that the agency provided. Highlights are included here:

1. The air emissions generated in 2023 were less than the plant site emission limits (PSELs) allowed under the Title V Operating Permit.
2. There were no deviations from the Title V Operating Permit conditions.
3. The landfill did not receive any odor complaints from the public in 2023.

However, DEQ gave us an accounting of nine odor complaints it received during the calendar year. These complaints were compiled and sent to us on three occasions, as noted on the chart that appears on the following page. This marks a significant decrease from 2022, when DEQ sent a total of 30 odor complaints, compiled and sent on three separate occasions.

Occupational Safety and Health Administration

Coffin Butte will continue to engage with the county in a timely and transparent fashion when it comes to key inspections and other noteworthy landfill operations. As you are aware, Coffin Butte was inspected twice in the last twelve months by OSHA representatives. These inspections occurred in October 2023 and February 2024 and resulted in three citations and fines totaling \$580.

All concerns were immediately addressed, including OSHA’s request that we provide additional respiratory safety training for our employees. While that training has already been completed, Coffin Butte has taken the additional – and voluntary – step to hire a third-party industrial hygienist to conduct air monitoring around the landfill. We will follow up when those results become available.

Coffin Butte places the highest priority on worker safety, and we are committed to providing a safe environment for our employees.

Coffin Butte Landfill Odor Notices

Coffin Butte makes every effort to control the potential for offsite odor and takes all odor complaints seriously. During previous community engagement, stakeholders requested that Coffin Butte and the County work together to create an improved process for receiving, tracking and resolving complaints, including odor.

We are happy to work with the County on this effort. Because we can investigate more effectively if the report is received in real time, we have created a new odor reporting portal on our website, coffinbuttelandfill.com.

The portal allows residents to notify us, via email, if they detect odor that they believe could be attributed to the landfill, and includes key informational fields, including location, time of day and ambient weather or air conditions.

Month	2016	2017	2018	2019	2020	2021	2022	2023
January	2	0	0	0	0	0	0	0
February	0	0	0	0	2	2	25*	0
March	0	0	0	0	0	0	0	0
April	0	0	0	1	1	0	0	0
May	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	4**	0
September	0	0	0	0	0	1	0	1
October	0	0	0	0	1	0	0	0
November	0	0	0	0	0	1	0	2
December	0	0	0	0	0	1	1	6***

*DEQ sent single notification of 25 complaints received between 11/8/21 and 2/7/22
 **DEQ sent single notification of 4 odor complaints received from 7/1/22 to 8/16/22
 ***DEQ sent a single notification of 6 odor complaints in December 2023.

Summary of Landfill Users

(By County of Origin)

SUMMARY OF LANDFILL USERS BY COUNTY OF ORIGIN

Coffin Butte Landfill Tonnage by Type and County - Total for Year 2023

County	Vehicles	Commercial							Public			Alternate Daily Cover				Compost	
		MSW	C&D	Asbestos	Agricultural Waste	Industrial Waste	Sludge	Totals	MSW	Other	Totals	Contaminated Soil	Covanta Ash	Shaker Fines	Totals	Yard Waste Received	Compost Sales (Yds)
Benton	43,210	50,791.66	7,672.54	124.90	2.21	18,025.69	-	76,617.00	9,432.29	-	9,432.29	16,024.73	-	-	16,024.73	2,686.70	715.30
Linn	31,644	79,294.20	4,209.07	159.41	95.77	32,139.44	12,504.38	128,402.27	6,021.67	-	6,021.67	5,179.93	-	-	5,179.93	923.15	50.00
Polk	16,626	40,388.34	1,567.19	122.61	892.71	2,402.03	6,218.74	51,591.62	3,367.85	-	3,367.85	2,286.80	-	-	2,286.80	250.00	68.25
Marion	12,094	213,992.44	519.86	276.56	108.43	5,616.35	40.66	220,554.30	973.46	-	973.46	6,445.89	25,199.96	-	31,645.85	76.90	12.00
Lane	2,207	4,184.63	150.20	3.50	-	23,781.64	-	28,119.97	50.56	-	50.56	16,343.08	-	-	16,343.08	0.56	4.00
Tillamook	1,609	29,378.48	-	0.02	1,695.73	727.94	7,335.06	39,137.23	71.14	-	71.14	-	-	-	-	-	-
Yamhill	4,518	95,502.05	259.41	20.87	1,251.94	416.28	-	97,450.55	474.37	-	474.37	25.07	-	-	25.07	3.12	-
Lincoln	5,264	44,661.45	111.82	67.04	-	42,384.61	63,932.31	151,157.23	80.03	-	80.03	719.89	-	-	719.89	1.81	-
Coos	7	-	-	-	-	-	4.57	4.57	-	-	-	48.96	-	-	48.96	-	-
Pierce, WA	21	1.11	-	-	314.81	17.31	-	333.23	-	-	-	-	-	-	-	-	-
Washington	6,956	178,437.10	0.47	45.82	171.72	281.70	-	178,936.81	1.26	-	1.26	-	-	2,788.72	2,788.72	-	-
Jackson	5	0.62	-	-	-	0.07	-	0.69	-	-	-	5.11	-	-	5.11	-	-
Multnomah	221	2,556.81	-	52.75	-	394.60	-	3,004.16	-	-	-	414.85	-	-	414.85	-	-
Douglas	396	10,969.37	-	5.17	-	1.90	-	10,976.44	4.74	-	4.74	149.99	-	-	149.99	-	-
Clackamas	1,053	13,503.89	2.78	175.59	1,656.56	2,382.62	2,245.84	19,967.28	5.97	-	5.97	3.54	-	-	3.54	-	-
Columbia	1	-	-	6.73	-	-	-	6.73	-	-	-	-	-	-	-	-	-
Curry	1	-	-	-	-	-	-	-	-	-	-	9.11	-	-	9.11	-	-
Jefferson	1	-	-	-	1.42	-	-	1.42	-	-	-	-	-	-	-	-	-
Clatsop	21	0.05	-	-	-	598.00	-	598.05	-	-	-	0.20	-	-	0.20	-	-
Lake	5	0.57	-	-	-	-	-	0.57	-	-	-	-	-	-	-	-	-
Cowlitz, WA	11	-	-	-	-	281.14	-	281.14	-	-	-	-	-	-	-	-	-
Deschutes	7	0.80	-	15.43	-	-	-	16.23	-	-	-	1.01	-	-	1.01	-	-
Baker	269	3.92	-	412.39	-	1,781.63	2.50	2,200.44	-	-	-	1,101.17	-	-	1,101.17	1.70	-
Malheur	2	1.19	-	-	-	-	-	1.19	-	-	-	-	-	-	-	-	-
Josephine	2	0.26	-	-	-	-	-	0.26	-	-	-	5.33	-	-	5.33	-	-
Misc. County	20	-	-	-	-	0.27	-	0.27	576.39	-	576.39	0.15	-	-	0.15	-	-
Clark, WA	135	0.10	-	-	-	1,794.64	-	1,794.74	-	-	-	-	-	-	-	-	-
Totals	126,306							1,011,154.39			21,059.73				76,753.49		

Landfill Environment Trust Fund

Environmental responsibility is one of our core values.

The Environmental Trust Fund was created more than 20 years ago as a mechanism to safeguard long-term environmental health at the site.

The Landfill Franchise Agreement specifies how the Trust Fund is to be maintained and requires that all accrued earnings and interest remain in the Trust. The value of the fund tends to ebb and flow with the economy but has increased significantly since its inception.

- The Value of the Environmental Trust on 12/31/2023 was **\$16,868,032**.
- The Value of the Environmental Trust on 12/31/2022 was **\$14,443,964**.
- The Value of the Environmental Trust on 12/31/2021 was **\$16,224,175**.
- The Value of the Environmental Trust on 12/31/2020 was **\$14,646,697**.
- The Value of the Environmental Trust on 12/31/2019 was **\$12,919,311**.
- The Value of the Environmental Trust on 12/31/2018 was **\$10,622,923**.

A copy of the Certificate of Liability Insurance, showing Benton County as an additional insured is presented in Appendix C.



Environmental and Regulatory Permits

Permit Number	Permit Type	Permit Terms	Renewal Date	Enforcement Actions - 2020	Comments
SWDP # 306	Solid Waste	10 Year	June 30, 2030	None	
# 1200Z	NPDES Stormwater	5 Year	June 30, 2026	None	
#101545	NPDES Leachate Treatment	5 Year	September 30, 2017	None	Renewal Application Submitted-Administratively Extended
#02-9502	Title V Air Quality	5 Year	October 1, 2014	None	Renewal Application Submitted-Administratively Extended
#5	Industrial Wastewater Discharge	2 Year	May 31, 2025	None	City of Corvallis Leachate Disposal
#8679	Wastewater Discharge Permit	5 Year	December 31, 2027	None	City of Salem Leachate Disposal

Summary of Customer Complaints

Valley Landfills, Inc. 2023 Complaint Log

This table was compiled from the verbal complains logged at both Coffin Butte Landfill and the Pacific Region Compost scale houses.

Month	Price	Public Tipping Area (Coffin Butte)	Other	Pacific Region Compost	Monthly Total
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	1	0	0
April	0	0	0	0	0
May	0	0	0	0	0
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	1	0	0
September	0	0	0	0	0
October	0	0	0	0	0
November	0	0	0	0	0
December	0	0	0	0	0

Pacific Region Compost Activity



Pacific Region Compost (PRC) operates under a Solid Waste Disposal Site Permit (Composting Facility No. 1418) issued by the Oregon Department of Environmental Quality (DEQ) on January 2, 2020.

The permit allows PRC to compost Food Waste (Type III Feed Stocks). Below is a list of the inbound and outbound materials at PRC in 2022 and 2023.

PRC did see a drop in both materials processed and in compost sales in 2023, compared with the previous year. This is due largely to the termination of a customer contract. We are actively seeking/engaging with potential customers in 2024.

Summary of Pacific Region Compost Activity 2023								
Recycling							Sales	
	Green Waste		Urban Wood Waste		Food Waste		Hog Fuel	Compost
	Cubic Yards	Tons	Cubic Yards	Tons	Residential (Tons)	Commercial (Tons)	Tons	Cubic Yards
Inbound	124,211.00	0.00	0.00	0.00	0.00	2,959.00		
Outbound							0.00	49,685.00
Totals	124,211.00	0.00	0.00	0.00	0.00	2,959.00	0.00	49,685.00

Summary of Pacific Region Compost Activity 2022								
Recycling							Sales	
	Green Waste		Urban Wood Waste		Food Waste		Hog Fuel	Compost
	Cubic Yards	Tons	Cubic Yards	Tons	Residential (Tons)	Commercial (Tons)	Tons	Cubic Yards
Inbound	141,868.00	0.0	0.00	0.00	0.00	2,890.00		
Outbound							0.00	78,485.50
Totals	141,868.00	0.00	0.00	0.00	0.00	2,890.00	0.00	78,485.50

Pacific Region Compost Odor Notices

The PRC received, responded to and documented 0 odor notifications in 2023.

Pacific Region Compost Odor Notices								
Month	2016	2017	2018	2019	2020	2021	2022	2023
Jan	5	2	2	1	0	0	0	0
Feb	7	2	0	0	1	0	0	0
Mar	12	3	0	0	0	0	0	0
Apr	18	3	2	0	3	0	0	0
May	15	10	5	3	7	1	0	0
Jun	2	2	0	4	5	1	1	0
Jul	6	1	0	2	5	3	1	0
Aug	2	1	0	1	3	0	0	0
Sep	0	0	0	3	0	1	0	0
Oct	1	2	1	5	1	0	0	0
Nov	2	0	0	4	0	1	0	0
Dec	3	0	4	9	0	0	0	0
Total	73	26	14	32	25	7	2	0

Appendix A

Annual Environmental Monitoring Report (AEMR) and Executive Summary Trend Plots



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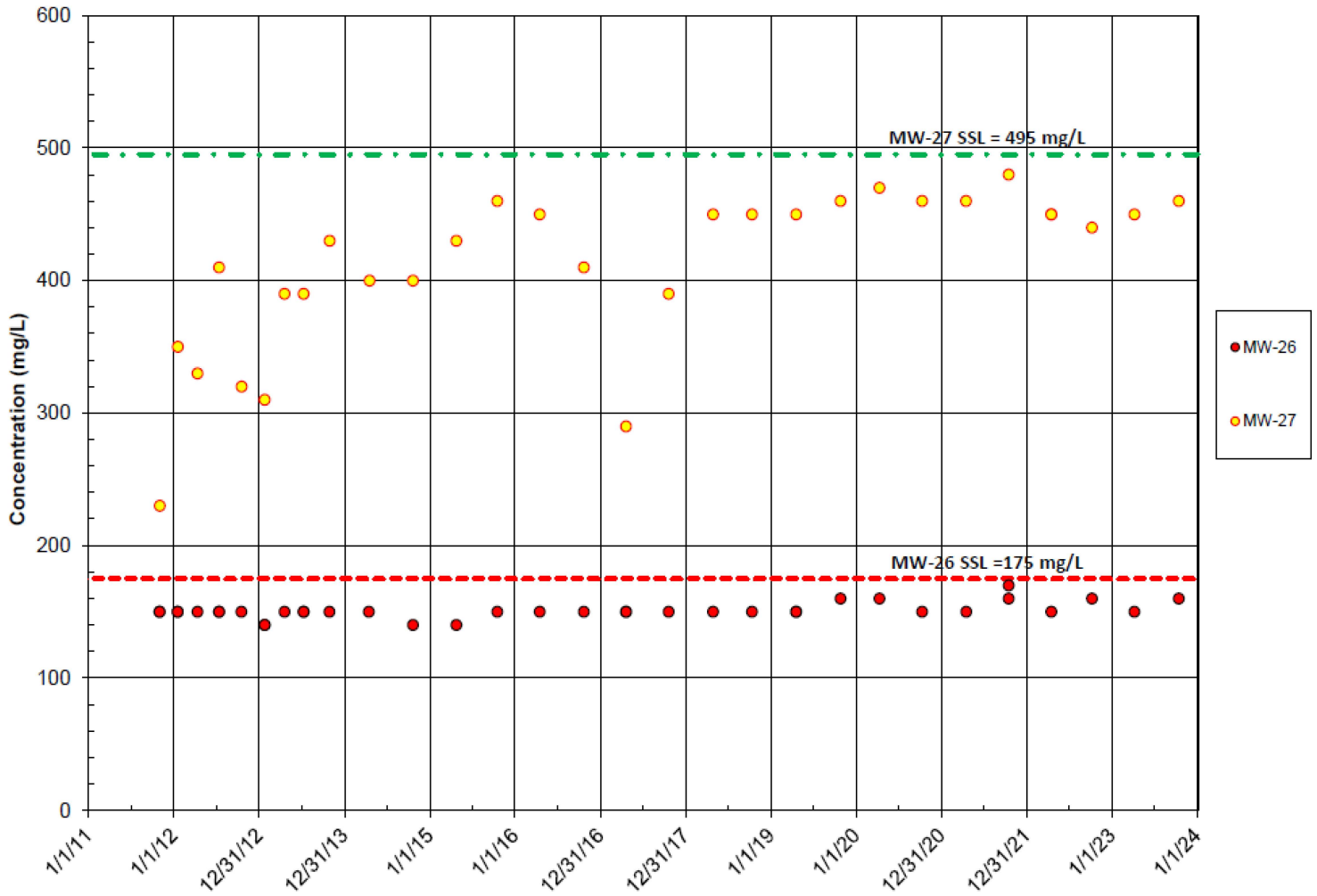
Sustainability in Action

Table 4-2: Comparison Sampling Results with SSLs//East Side Compliance Wells
 Page 41 of 172
 2023 Annual Environmental Monitoring Report – Coffin Butte

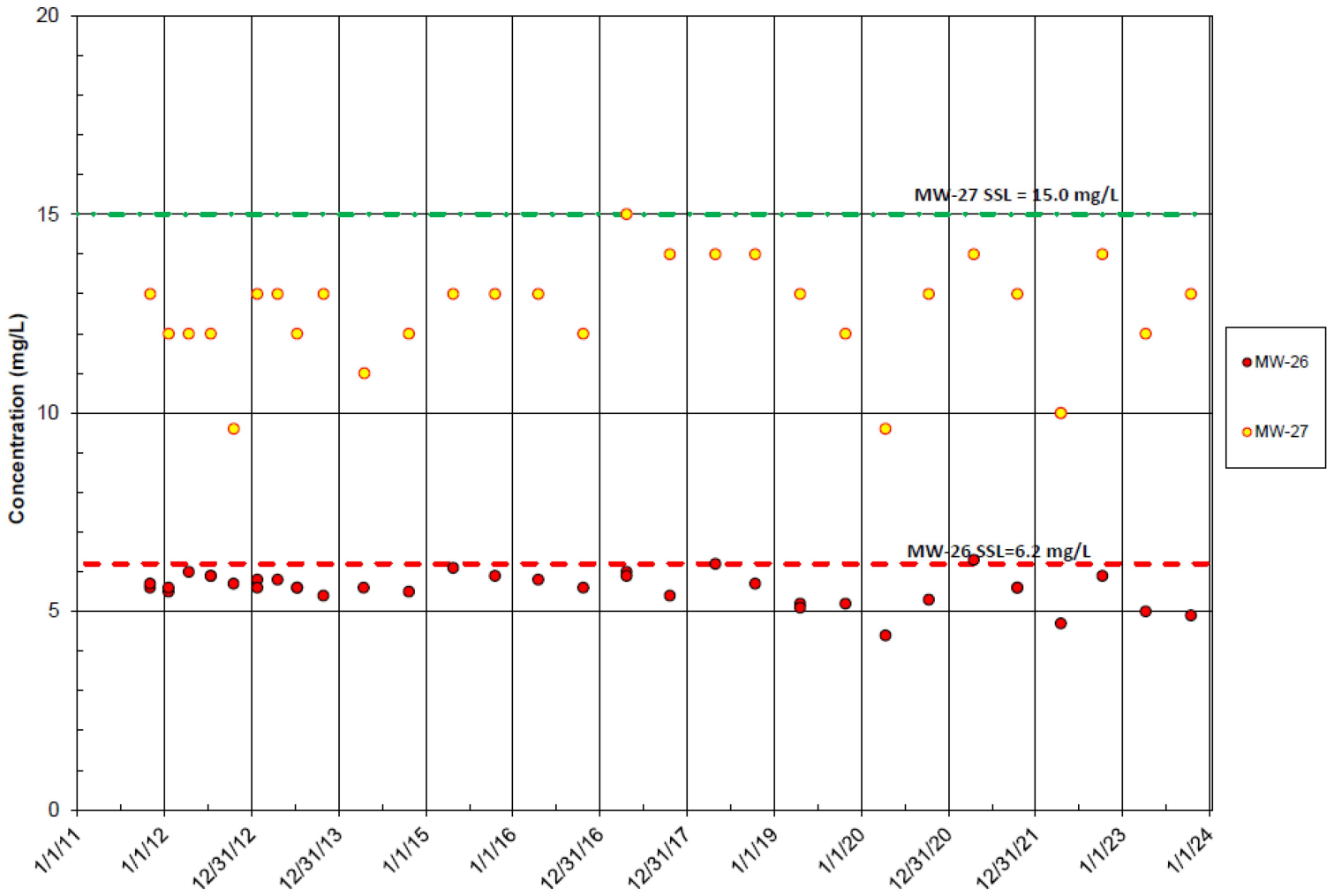
	Indicator Parameters								
	Bicarbonate Alkalinity	Chloride	TDS	Calcium	Iron	Magnesium	Manganese	Sodium	
	Units (mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(µg/L)	
MW-26	SSL	175	6.2	246	32	4.5	10.1	0.74	30
4/15/14		150	5.6	180	23	0.35	8.3	0.46	28
4/15/14 DEQ		142	6.2	192	24.7	0.401	9.1	0.534	27.8
10/21/14		140	5.5	190	24	0.51	9.8	0.64	29
4/25/15		140	6.1	190	23	0.29	9.3	0.45	28
10/17/15		150	5.9	200	26	1.1	9.9	0.66	30
4/16/16		150	5.8	180	24	0.19	9.1	0.53	27
10/22/16		150	5.6 J	190	24	0.53	9.4	0.65	26
4/21/17		150	6.0	180	24	0.36	8.6	0.41	27
10/20/17		150	5.4	210	23	0.51	10.0	0.62	27
4/28/18		150	6.2	190	24	0.17	8.1	0.37	25
10/12/18		150	5.7	190	25	0.37	9.3	0.56	25
4/19/19		150	5.2	190	26	0.13	10.0	0.25	27
10/26/19		160	5.2	200	23	0.44	9.0	0.67	25
4/12/20		160	4.4	200	26	0.28	9.8	0.69	26
10/9/20		150	5.3	180	26	0.61	10.0	0.79	27
4/16/21		150	6.3	200	24	0.21	8.4	0.46	26
10/15/21		170	5.6	190	26	0.51	10.0	0.71	27
10/15/21 (dup)		160	5.6	190	25	0.50	9.9	0.70	26
4/16/22		150	4.7	200	24	0.18	9.2	0.32	26
10/7/22		160	5.9	180	24	0.50	9.2	0.68	25
4/7/23		150	5.0	140	28	0.97	11.0	0.87	30
10/14/23		160	4.9	190	26	0.35	10.0	0.61	27
MW-27	SSL	495	15.0	499	100	17.6	46	8.9	44.4
4/18/14		400	11	420	88	16	41	8.1	40
10/21/14		400	12	460	87	13	39	6.8	40
4/25/15		430	13	470	86	13	42	8.2	40
10/17/15		460	13	490	92	13	41	8.2	42
4/16/16		450	13	480	86	5.3	40	7.2	37
10/22/16		410	12 J	440	79	4.9	34	6.8	35
4/21/17		290	15	310	45	0.49	19	3.1	28
10/20/17		390	14	430	61	4.0	29	5.4	32
4/28/18		450	14	460	71	5.1	31	6.8	35
10/12/18		450	14	460	82	9.0	35	7.9	35
4/19/19		450	13	470	87	8.9	40	9.1	37
10/26/19		460	12	470	80	3.3	34	7.6	35
4/12/20		470	10	470	91	8.6	38	9.4	36
10/9/20		460	13	480	89	8.7	38	9.7	37
4/16/21		460	14	480	87	7.6	37	9.5	36
10/15/21		480	13	470	89	5.7	39	9.6	37
4/16/22		450	10	480	91	8.1	39	11	38
10/7/22		440	14	460	85	6.3	36	9.6	35
4/7/23		450	12	430	91	2.9	39	9.5	40
10/14/23		460	13	480	94	7.4	41	11	38

Note:
 SSL: site specific limit; J: estimated value.
 Bold Values: above SSL.

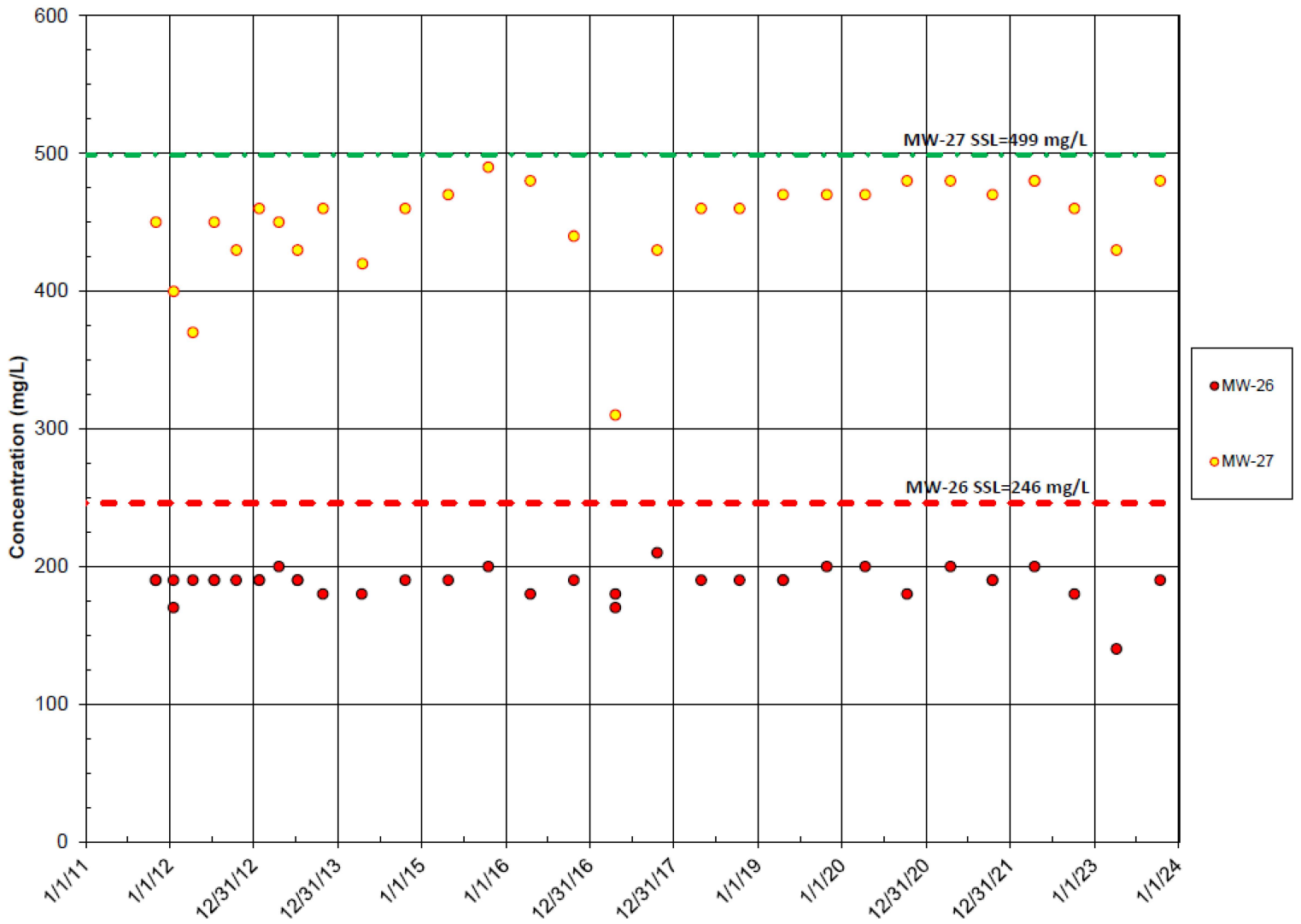
Coffin Butte Landfill
East-Side Wells: Bicarbonate Alkalinity



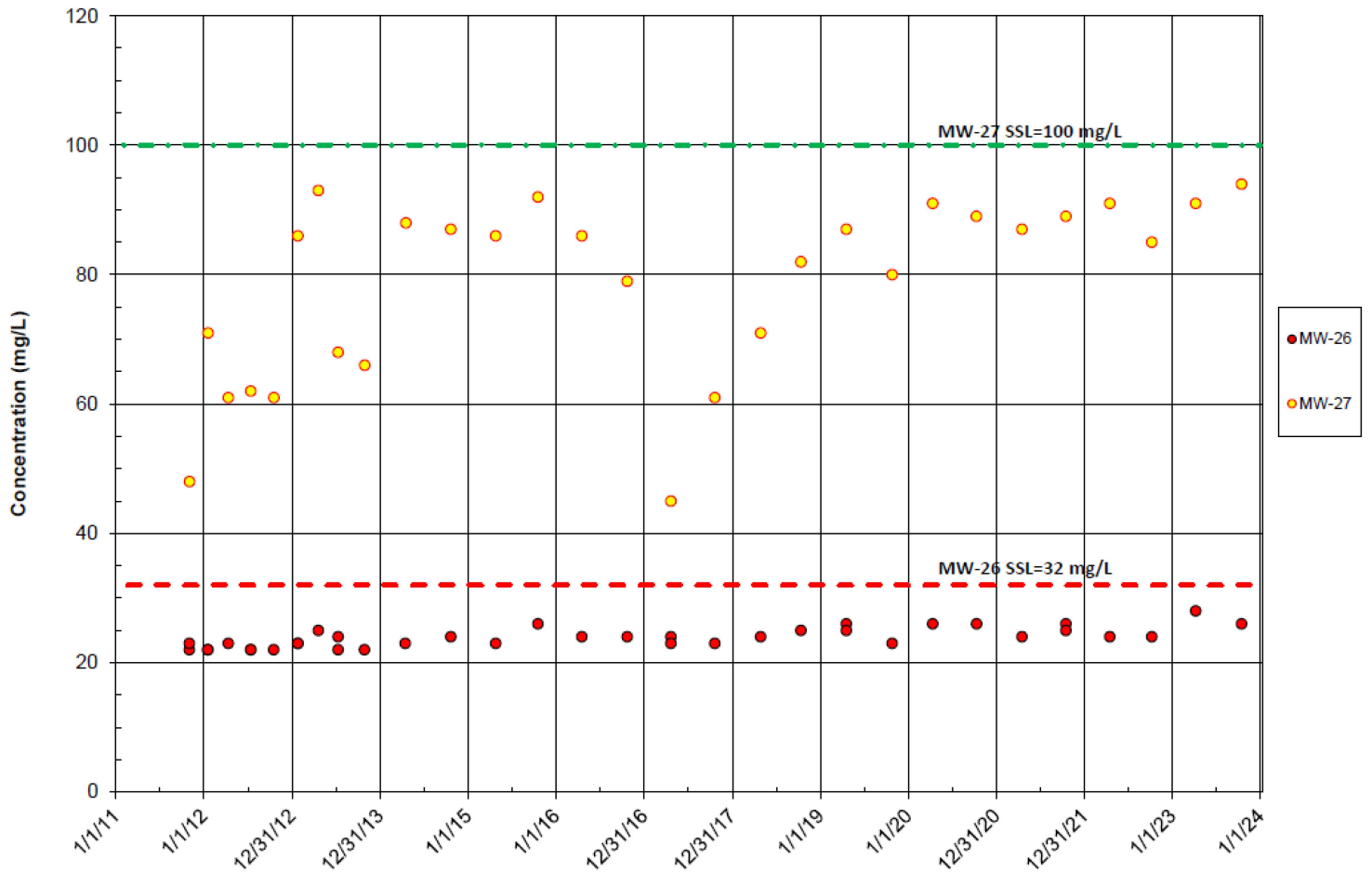
Coffin Butte Landfill
East-Side Wells: Chloride



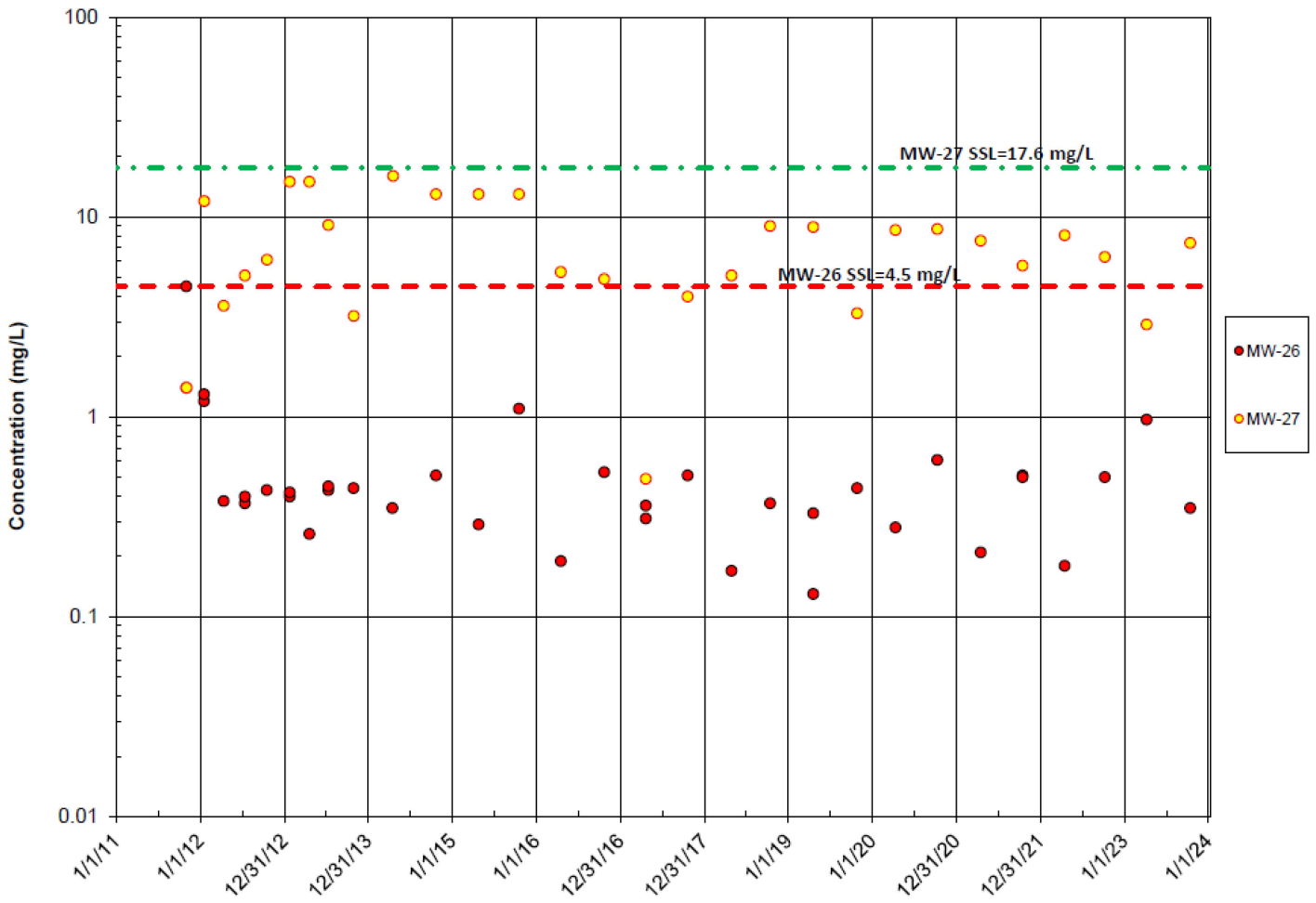
Coffin Butte Landfill East Side Wells: Total Dissolved Solids



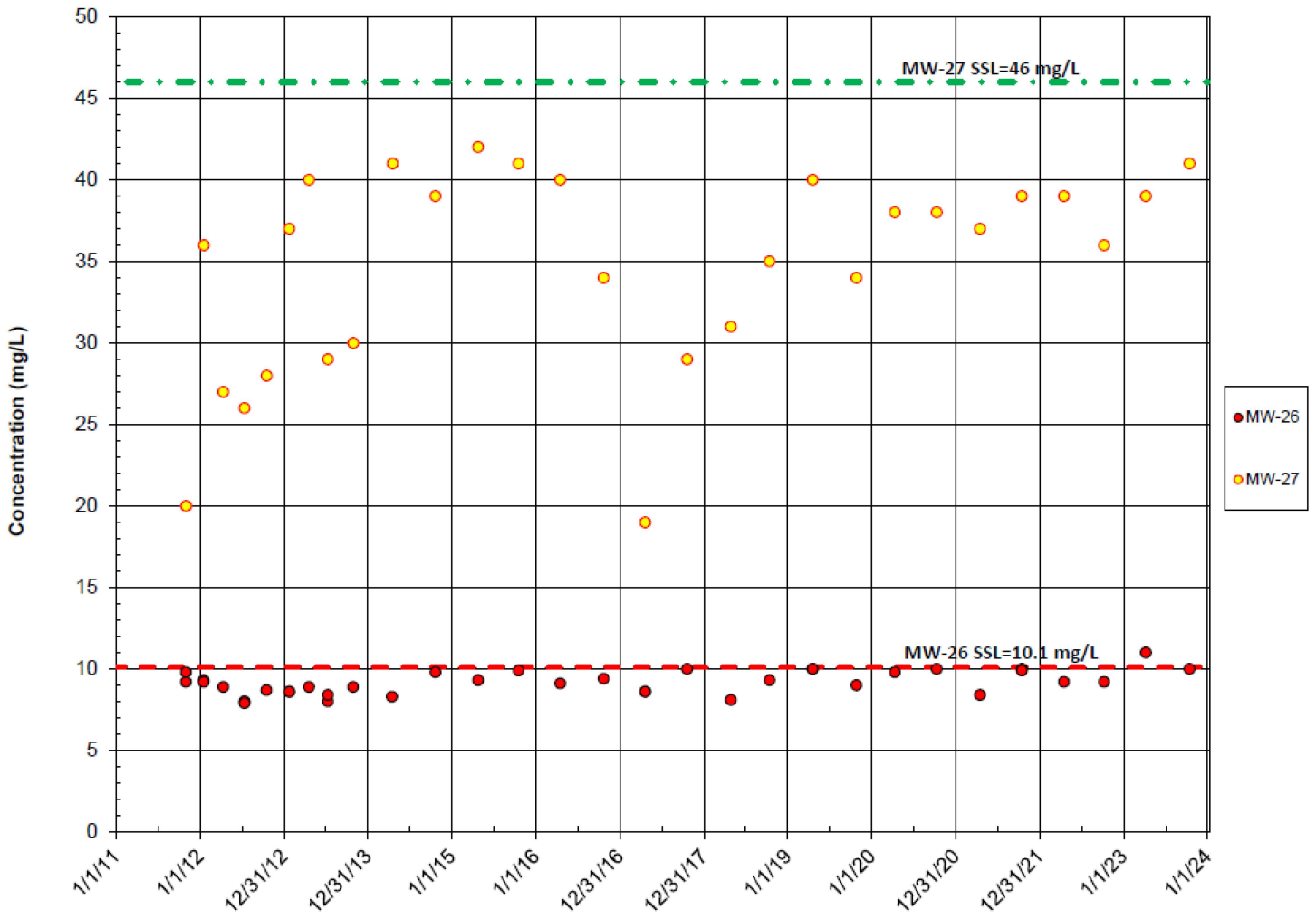
Coffin Butte Landfill
East-Side Wells: Calcium



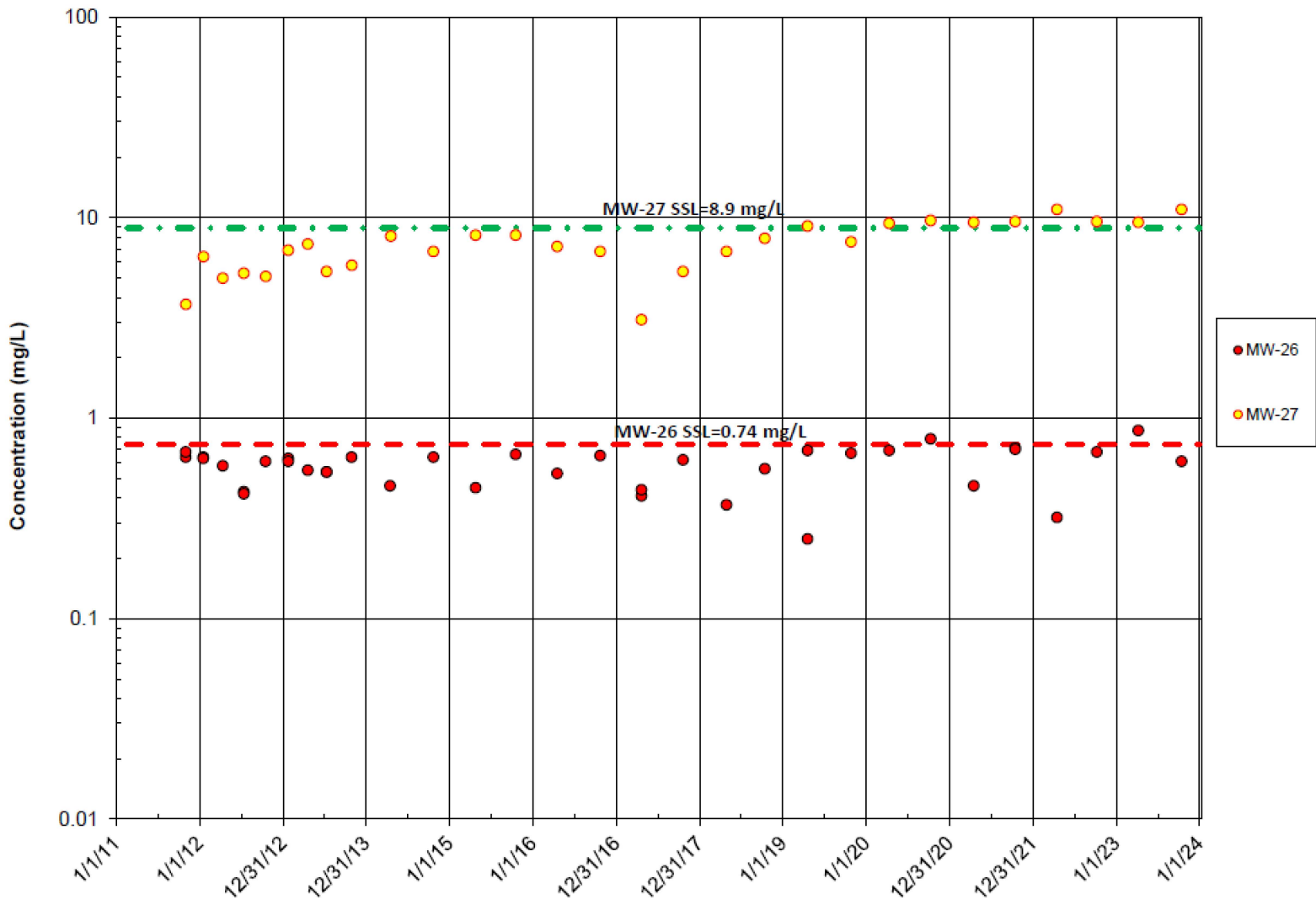
Coffin Butte Landfill
East-Side Wells: Iron



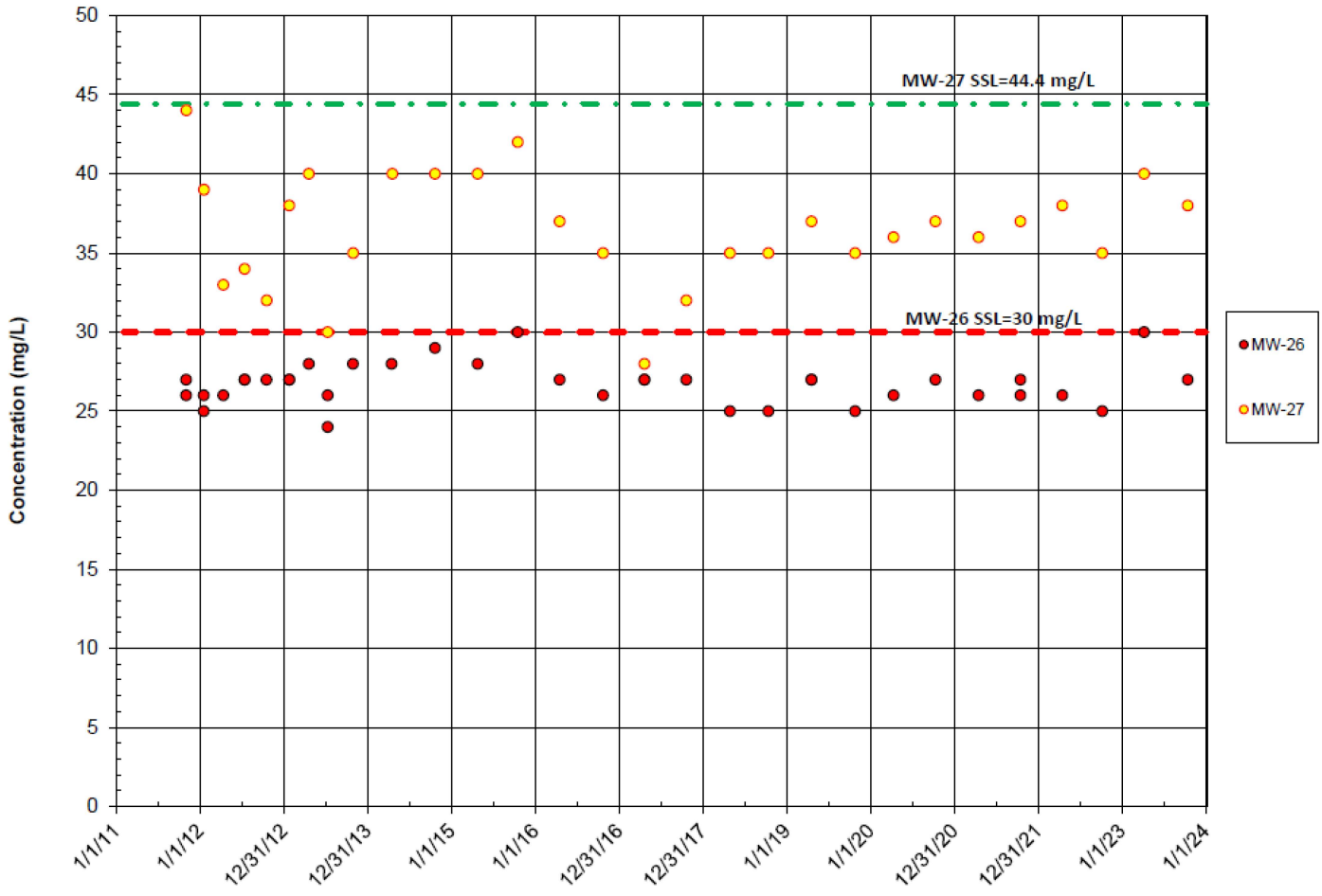
Coffin Butte Landfill
East-Side Wells: Magnesium



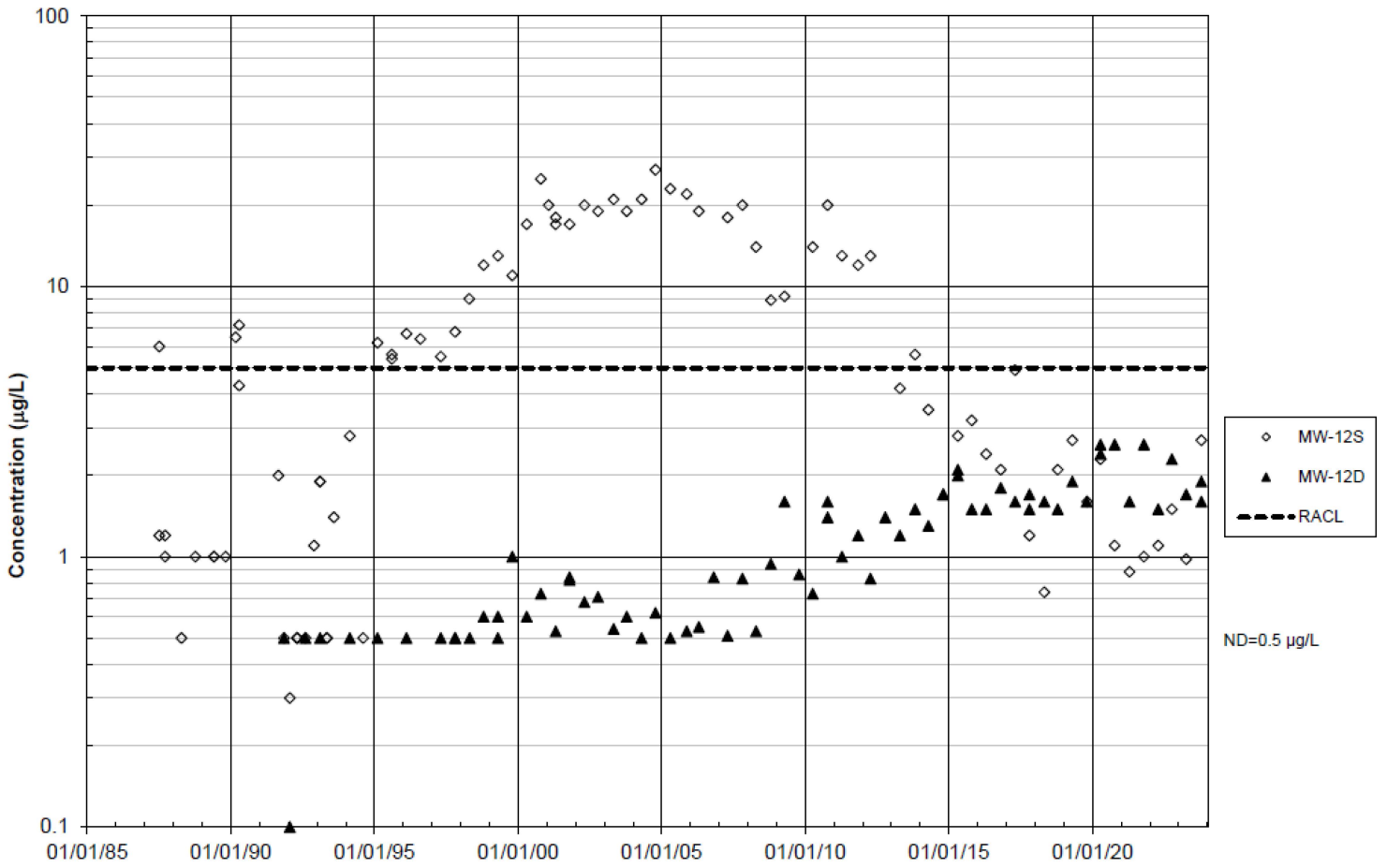
Coffin Butte Landfill
East-Side Wells: Manganese



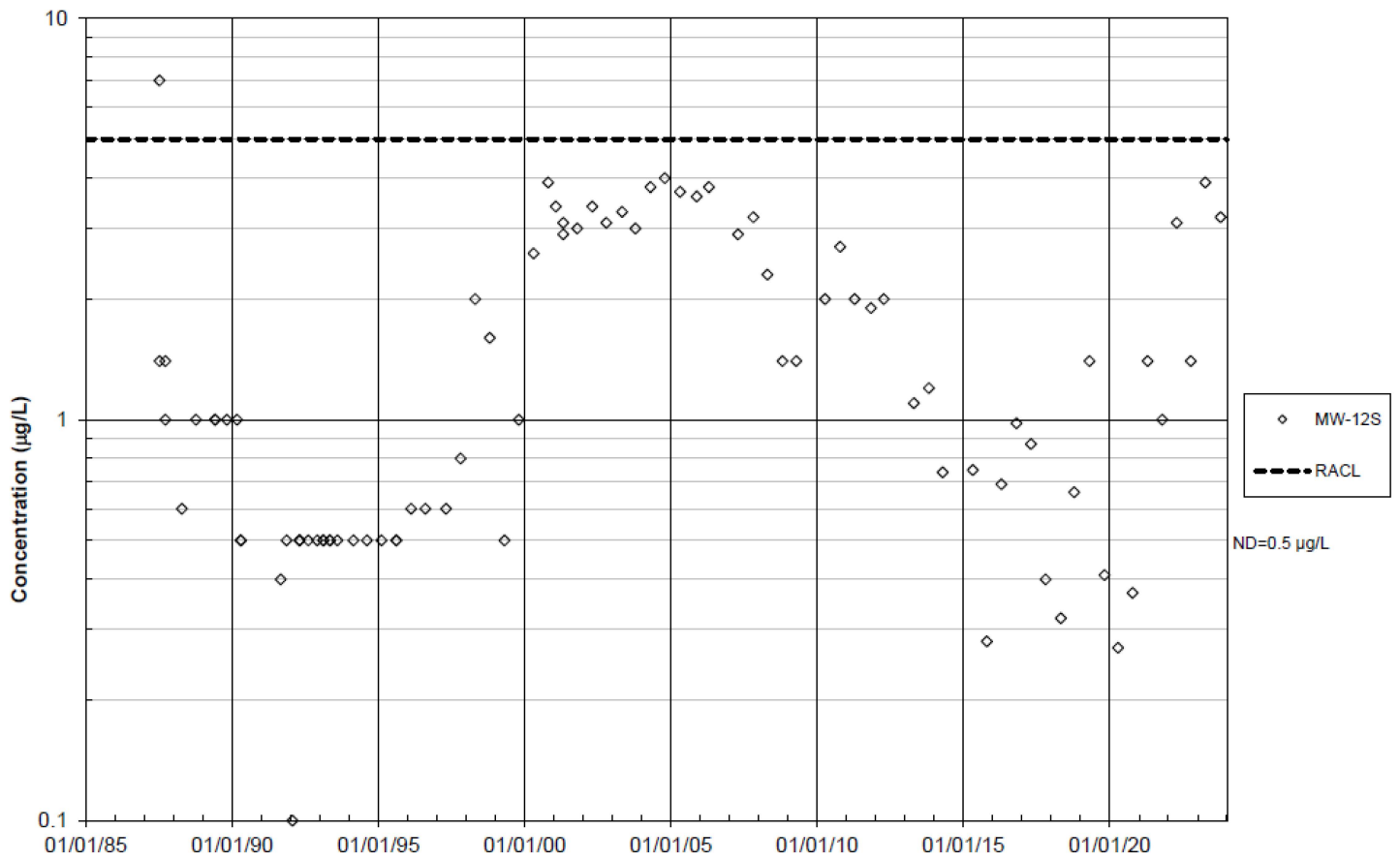
Coffin Butte Landfill
East-Side Wells: Sodium



Coffin Butte Landfill
MW-2S/12S and MW-2D/12D: PCE



Coffin Butte Landfill
MW-2S and MW-12S: TCE



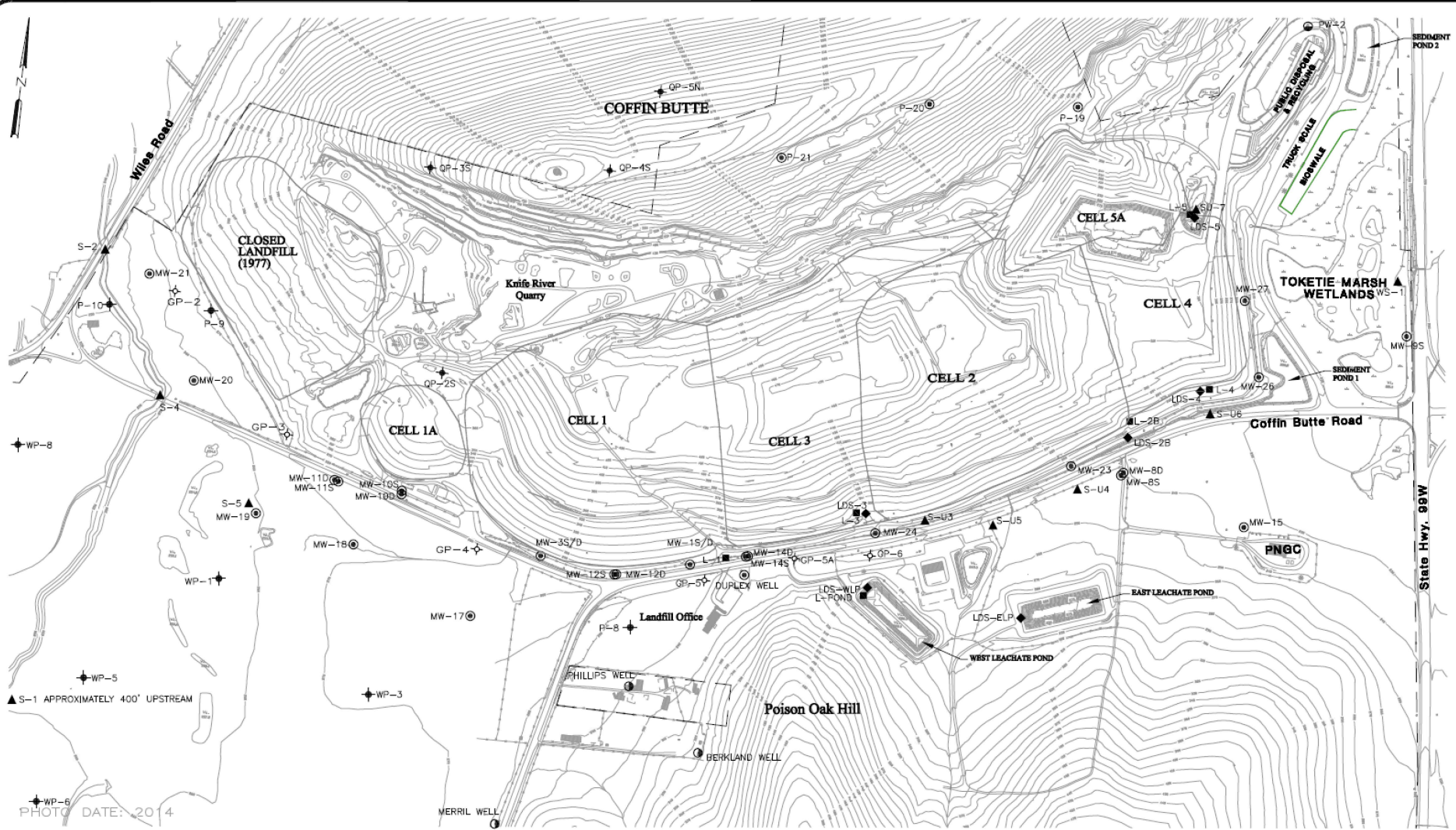
Appendix B

Site Map and Well Locations



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SERVICES

Sustainability in Action



- ⊙ MONITORING WELL/PIEZOMETER
- ⊕ OBSERVATION WELL/PIEZOMETER
- ⊕ LANDFILL WATER SUPPLY WELL
- ⊕ GAS PROBE
- ⊙ PRIVATE WELL
- LEACHATE SUMP
- ◆ LEAK DETECTION SYSTEM
- ▲ SURFACE WATER MONITORING STATION



Tuppan Consultants LLC
 460 Second Street, Suite 103
 Lake Oswego, Or 97034
 Ph. 503.675.1335

DATE 6-26-14
 DWN GRH
 APP _____
 REV _____
 PROJECT NO.
 VLI-001-005

FIGURE 2-1
 COFFIN BUTTE LANDFILL
 BENTON COUNTY, OREGON
Site Map and Monitoring Locations

June 26th, 2014 D:\Tuppan\Coffin Butte\Site Map and Monitoring Locations 2014.dwg

Appendix C

Certificate of Insurance



REPUBLIC
SERVICES

Sustainability in Action



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/30/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER
CANNON COCHRAN MANAGEMENT SERVICES, INC.
17015 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255

CONTACT NAME:
PHONE (A/C No.Ext): FAX (A/C No.Ext):
E-MAIL ADDRESS: certificateteam@ccmsi.com
INSURER(S) AFFORDING COVERAGE
INSURER A: ACE American Insurance Co. NAIC # 22667
INSURER B: Indemnity Insurance Co. of North America 43575
INSURER C: Illinois Union Insurance Company 27960
INSURER D: ACE Property & Casualty Insurance Company 20699
INSURER E:
INSURER F:

INSURED
REPUBLIC SERVICES, INC.
18500 N. ALLIED WAY
PHOENIX, AZ 85054

COVERAGES CERTIFICATE NUMBER: 2335137 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Division Number: 4125 - Named Insured Includes: Valley Landfills, Inc. - Dba: Coffin Butte LF

CERTIFICATE HOLDER
Benton County, Oregon, Chairman of the Board of Commissioners
408 SW Monroe Avenue, Suite 111
PO Box 3020
Corvallis, OR 97339-3020
United States

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE (Signature)



ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED	
POLICY NUMBER See First Page		REPUBLIC SERVICES, INC. 18500 N. ALLIED WAY PHOENIX, AZ 85054	
CARRIER See First Page	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

CERTIFICATE NUMBER: 2335137

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

The following provisions apply when required by written contract. As used below, the term certificate holder also includes any person or organization that the insured has become obligated to include as a result of an executed contract or agreement.

GENERAL LIABILITY:

Certificate holder is Additional Insured including on-going and completed operations when required by written contract.
 Coverage is primary and non-contributory when required by written contract.
 Waiver of Subrogation in favor of the certificate holder is included when required by written contract.

AUTO LIABILITY:

Certificate holder is Additional Insured when required by written contract.
 Coverage is primary and non-contributory when required by written contract.
 Waiver of Subrogation in favor of the certificate holder is included when required by written contract.

WORKERS COMPENSATION AND EMPLOYERS LIABILITY:

Waiver of Subrogation in favor of the certificate holder is included when required by written contract where allowed by state law.

Stop gap coverage for ND and WA is covered under policy no. WLR C50710397 and stop gap coverage for OH is covered under policy no. WCU C50710555 as noted on page 1 of this certificate.

TEXAS EXCESS INDEMNITY AND EMPLOYERS LIABILITY:

Insured is a registered non-subscriber to the Texas Workers Compensation Act. Insured has filed an approved Indemnity Plan with the Texas Department of Insurance which offers an alternative in benefits to employees rather than the traditional Workers Compensation Insurance in Texas. The excess policy (#TNS C66934172) shown on this certificate provides excess Indemnity and Employers Liability coverage for the approved Indemnity Plan.

Contractual Liability is included in the General Liability and Automobile Liability coverage forms. The General Liability and Automobile Liability policies do not contain endorsements excluding Contractual Liability.

Separation of Insured (Cross Liability) coverage is provided to the Additional Insured, when required by written contract, per the Conditions of the Commercial General Liability Coverage form and the Automobile Liability Coverage form.

Umbrella/Excess Liability provides additional limits over the underlying General Liability, Automobile Liability and Employer's Liability policies shown on this certificate.

Contractor's Pollution Liability Details of Cover:

Steadfast Insurance Company (Zurich) (NAIC # 26387) - Policy No. PEC 0792830-00 - \$25MM -- 06/30/23 - 06/30/24

Applicable to Contractor's Pollution Liability Coverage Parts Only:

- \$25,000,000 - Damage Limit for Each Occurrence, Claim or Pollution Condition
- \$25,000,000 - Claims Expense Limit for Each Claim
- \$25,000,000 - General Aggregate Limit
- \$25,000,000 - Claims Expense Aggregate Limit

Applicable to Professional Liability Coverage Parts Only:

- \$25,000,000 - Damage Limit for Each Claim or Wrongful Act
- \$25,000,000 - Claims Expense Limit for Each Claim
- \$25,000,000 - General Aggregate Limit

Appendix D

Arsenic Memo



REPUBLIC
SERVICES

Sustainability in Action



Sustainability in Action

To: Benton County Commissioners

Date: 2/15/2024

Dear Commissioner Augerot,

During Republic Services' annual report presentation on Feb. 6, you asked that we follow up with you on three topics. In this email, I'd like to address your questions regarding arsenic levels in the monitoring wells at Coffin Butte Landfill. Thank you for giving me the time and opportunity to come back to you with additional information.

We noted in our landfill annual report (page 9) that "the primary drinking water standard for arsenic was exceeded" at the compliance boundary for Cells 4 and 5 on the landfill's east side, but that these "concentrations represent natural background conditions."

This week, we asked our Coffin Butte Landfill consultant, Eric Tuppan, for additional detail. Tuppan, a registered geologist, and owner/operator of Tuppan Consultants, LLC., has 40 years of industry experience. He founded his Oregon-based geology, hydrogeology, and environmental consulting firm consulting firm in 2003.

In summary:

- The presence of arsenic in soil and rock in Oregon has been documented by the Oregon Department of Environmental Quality with background concentrations specific to geographic regions.
- In the Portland Basin, the background concentration is 8.8 milligrams per kilogram; in the Cascade Range it is 19 milligrams per kilogram; and in the South Willamette Valley (where Coffin Butte is located) it is 18 milligrams per kilogram.
- Arsenic has been detected in three areas of the landfill since sampling first began in 1991. These are described in the text that follows.
- There is no data to suggest that the existing arsenic levels are anything other than what is naturally occurring in the soil, or that leachate is impacting the environment or public health.

As you noted during the Feb. 6 meeting, there was a seepage event that occurred at the Landfill in the 1990s. Valley Landfills Inc. (VLI) discovered this issue in 1994, after groundwater monitoring samples in well MW-23, located on the south side of Cell 2, showed elevated levels of arsenic.

At the time of the investigation, VLI determined that increased concentrations of arsenic, chloride, sodium, and bicarbonate were due to leachate seeping from the south slope of Cell 2. Corrective measures, including excavating the south slope of the landfill and installing a gravel drain, fixed the issue and allowed groundwater quality to recover over time.



Sustainability in Action

The groundwater sampling referenced in our 2022 annual report was taken from two wells on the eastern side of the landfill, more than 1,000 feet away from the well that's located south of Cell 2.

These two compliance wells, which were installed in 2011, have had stable arsenic readings for the past 20 years, averaging 14.2 micrograms per liter at one site, and 13.3 micrograms per liter for the other.

Both these averages are consistent with the background concentrations of arsenic in the Willamette Valley, as documented by the Department of Environmental Quality. The steady readings over time indicate there have been no leachate releases or impacts on groundwater at these locations.

Arsenic testing at Coffin Butte initially began in April 1991, in well MW-S9 on the landfill's northeast side. This third location has historically had higher concentrations of arsenic, ranging from 27 to 41.8 micrograms per liter over the past 30 years.

However, it is important to note that the initial sampling at this well – which established baseline arsenic levels in background concentrations - occurred prior to the completion of Cell 2 construction or any landfilling on the east side of Coffin Butte.

Because this well is more than 1,800 feet away from MW-23, and because sampling occurred prior to the construction of Cell 2, it is implausible for the readings at this location to have been impacted by leachate.

Coffin Butte conducts groundwater sampling twice a year, in April and October, in a set number of locations as outlined in our DEQ-approved Environmental Monitoring Plan. That plan also specifies the frequency of testing at each well. The most recent sampling at well MW-S9 occurred in 2019 in collaboration with DEQ; it is set to be tested again later this year.

As noted in our 2022 annual report, the Landfill was inspected seven times by a variety of agencies, including the EPA, DEQ's Division of Material Management, DEQ's Division of Air Quality and the cities of Corvallis and Salem. In addition, we submitted annual, semi-annual, quarterly, and monthly reports to federal, state, and local regulators. Coffin Butte remains in compliance with all our permits and regulatory requirements.

I hope this email provides you with the information you requested. Should you have any follow-up questions, please don't hesitate to contact me directly at grough@republicservices.com.

Thank you,
Ginger Rough, Sr. Manager for Public Affairs



REPUBLIC[®]
SERVICES

Sustainability in Action



Annual Report

Benton County Hauling and Recycling
2023



Sustainability in Action



Sustainability in Action

Annual Report

Benton County

2023

Sustainability in Action

Letter from Management

June 21, 2024

Commissioner Augerot
Commissioner Malone
Commissioner Wyse
Administrator McEneny
Benton County Staff

Dear Benton County Commissioners and Staff,

Republic Services is pleased to submit the Annual Hauling Report for 2023. In this document, you will find financial reports, information about our commitment to sustainability and recycling and waste updates and trends.

Please feel free to contact me or Julie Jackson, our Municipal Manager for more information.

Best Regards,

Bret Davis

General Manager
Republic Services



Our Promise

Sustainability in Action



Our Vision

Partnering with customers to create a more sustainable world

Republic Services is an industry leader in environmental services, currently partnered with more than 2,000 municipalities to deliver essential services while making meaningful progress toward climate action plans. Our Promise: “Sustainability in Action” is more than just a promise for us. It’s who we are and what we do. We make a commitment to operate in the most responsible way possible within every facet of our business.

We are a proud sponsor of the Benton-to-Go program, providing reusable to-go containers for area restaurants, which keeps throw away containers out of the landfill. Our recycling and waste prevention outreach includes classroom presentations and online forums to help keep the community informed about exciting diversion changes happening in Oregon. In addition, Benton County enjoys one of the most robust waste recovery programs in the state with recycling and composting, including food scraps.

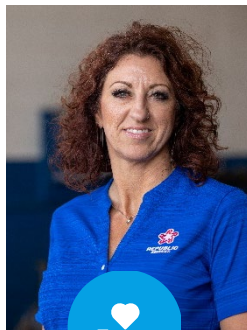
We live by our five core values and customers can always depend on us to handle their recycling, waste and more in a responsible way. Our ultimate vision is to partner with customers like you to create a more sustainable world.

Our Values



Safe

We protect the livelihoods of our colleagues and communities.



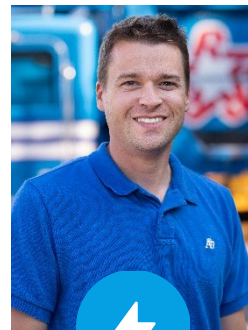
Committed to Serve

We go above and beyond to exceed our customers’ expectations.



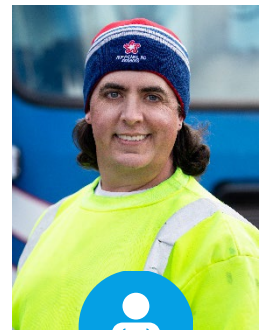
Environmentally Responsible

We take action to improve our environment.



Driven

We deliver results in the right way.



Human-Centered

We respect the dignity and unique potential of every person.

Sustainability

Sustainability is at the heart of our daily operations – from landfills to recycling centers – and what fuels every decision we make – from technology to infrastructure.

Ours is the first U.S. recycling and solid waste services provider to have its emissions reduction target approved by the Science Based Targets initiative (SBTi) as consistent with levels required to meet to the goals of the Paris Agreement.

Our bold and intentionally ambitious 2030 Sustainability Goals include reducing absolute Scope 1 and 2 greenhouse gas emissions by 35 percent by 2030. This is just one effort designed to address critical global macro trends. These goals show our commitment to our vision and are structured around our 4 Elements of Sustainability: Safety, Talent, Climate Leadership and Communities.

2030 Sustainability Goals



SAFETY

Safety Amplified

0

Zero employee fatalities

Incident Reduction

<2.0

Reduce our OSHA Total Recordable Incident Rate (TRIR) to 2.0 or less by 2030



TALENT

Engaged Workforce

88

Achieve and maintain employee engagement scores at or above 88 by 2030



CLIMATE LEADERSHIP

Science Based Target

35%

Reduce absolute Scope 1 and 2 greenhouse gas emissions 35% by 2030 (2017 baseline year) APPROVED BY SBTI¹

Circular Economy

40%

Increase recovery and circularity of key materials by 40% on a combined basis by 2030 (2017 baseline year)

Renewable Energy

50%

Increase beneficial reuse of biogas by 50% by 2030 (2017 baseline year)



COMMUNITIES

Charitable Giving

45M

create sustainable neighborhoods through strong community partnerships for 45 million people by 2030

Climate Leadership

We're committed to environmentally responsible operations. We've made commitments to reduce emissions and decarbonize our operations.



CIRCULAR ECONOMY

Republic Services opened the nation's first integrated plastics recycling facility in 2023, addressing a market demand for recycled plastics. The Center will advance circularity, and enable us to manage the plastics stream from curbside collection to production and delivery of high-quality recycled content for consumer packaging. Our second such facility is under construction in the Midwest.



LANDFILL GAS-TO-ENERGY (LFGTE)

Our landfills safely and responsibly handle our customers' waste. They also produce renewable energy. We currently operate 77 landfill gas and renewable energy projects. We've partnered with Archaea Energy/bp to establish 39 additional renewable energy projects by 2027.

In addition, 3,300 of our trucks run on renewable natural gas, (28 locally) a bridge until our fleet is completely electric.



ZERO EMISSIONS

Electric vehicles (EVs) offer a superior customer experience and cleaner and quieter neighborhood operations. In 2021, Republic Services deployed 5 electric trucks as a pilot program in Idaho and North Carolina. 70 EV's are scheduled to be deployed to partners across the country in 2024 with 6 being considered in Oregon locations like Bend, Lake Oswego, Tualatin and Salem. By 2028, we have committed to 50% of our new truck purchases being electric.



ORGANICS

In 2022, Republic Services processed 2 billion+ pounds of food and yard waste. We educate consumers and businesses about how to divert organics (food and yard waste) from homes and businesses. In Benton County, over 124K tons of organic material was processed at Pacific Region Compost.

Safety

Safety is Republic Services' highest priority. We adhere to strict safety protocols and have the supporting infrastructure to train employees. In fact, our drivers go through extensive training regularly to maintain safety and awareness on the roads. Our One Fleet program ensures all of our vehicles are well-maintained and safe to be on the roads.

We have an industry-leading safety record that has been 35% better than the industry average for the past 10 years, based on OSHA recordable data.

In addition, since 2009, Republic Services drivers have won 78% of the National Waste & Recycling Association's "Driver of the Year" awards, an honor that celebrates exemplary customer service and superior driver safety records.

Our focus on safety means our drivers go home to their families every night and your neighborhood streets are safer.



Talent

Republic Services' employees demonstrate an unwavering commitment to serving our customers, communities and each other. We strive to be a workplace where the best people from all backgrounds come to work and are dedicated to fostering an inclusive and diverse culture.

We do this in a variety of ways:

MOSAIC: MOSAIC Council is a group of leaders from across the company who provide guidance, support and insights on inclusion and diversity best practices.

BUSINESS RESOURCE GROUPS (BRG): We have 5 BRGs to support employee engagement, connection and growth, and further business objectives. Any employee is welcome to join these groups, which include the Black Employee Network, Unidos, PRISM, Women of Republic and V.A.L.O.R.

PARTNERSHIPS & RECRUITING: We partner with external organizations to recruit and hire a diverse range of candidates.

SUPPLIER DIVERSITY: We're dedicated to spending \$150M with certified diverse suppliers by 2025.

INCLUSIVE BENEFITS PACKAGE: We offer employees comprehensive medical benefits, retirement programs, both remote and in-office positions and parental leave to accommodate a broad range of needs.

CORPORATE GOVERNANCE: We have 50% overall Board diversity



Communities

Our commitment to the communities in which we live, and work is strong. That's why we've made charitable giving one of our sustainability goals. We're working to create sustainable neighborhoods through strong community partnerships for 45 million people by 2030.

We have three approaches to our community engagement strategy: Republic Services Charitable Foundation, our Community Grants Program and through Employee Engagement.

These projects happen on the local level. Here are some of the projects and organizations we're involved with and what we did in 2023:

More than \$46,000 Donated in 2023



Furniture Share
Furniture to Families in Need

Recycling Education & Outreach

On average, about a third of what consumers put into their recycling carts doesn't belong.

And when something doesn't belong in the recycling cart, it can contaminate the rest of the truck load.

Republic Services invented Recycling Simplified ([RecyclingSimplified.com](https://www.RecyclingSimplified.com)), an educational platform and K-12 curriculum to teach the basic tenants of proper recycling, with the goal to limit contamination. This space also acts as a resource hub for brochures, labels and activities.

In addition to this national platform, much of our Recycling Coordinator's job is centered on education — spending hours at schools, Farmers Markets, community events and meetings to inform residents about how to recycle and compost properly.

The advertisement features a blue header with the text "City of Corvallis" and "2022 Residential Recycling, Yard Waste & Compost Guide". Below the header is a photograph of a blue Republic Services recycling truck parked in front of a large stadium building. The text "REPUBLIC SERVICES" is visible on the truck. Below the photo, the website "RepublicServices.com/municipality/corvallis-or" and phone number "541.754.0444" are listed. The main headline reads "Simple account access. Anytime. Anywhere." followed by instructions to manage accounts via the Republic Services app. A list of app features includes: Pay your bill, Schedule a pickup, Report a missed pickup, Rate your service, Repair a cart, and Find new products. At the bottom, there are download buttons for the App Store and Google Play, and the Republic Services logo.

Communities each have different needs, so we tailor education programs based on local requirements and preferences. We use the following to reach and educate customers:

- ✓ Presentations
- ✓ Mailed Waste Guides
- ✓ Online Customer Newsletters
- ✓ Radio
- ✓ Social Media
- ✓ Contamination Notices

Republic Services works with the Benton County to meet its requirements with the Oregon Department of Environmental Quality (DEQ). Below are just a few of the ways we accomplish this:

- ✓ Master Recycler Program
- ✓ Compost Workshops
- ✓ Quarterly Newsletters
- ✓ School & Community Presentations

✓ [Republicservices.com/Corvallis](https://www.Republicservices.com/Corvallis)

Meet Your Local Team

Republic Services is dedicated to excellent service for our customers. The office at 110 Walnut Blvd is open from 8 a.m. to 5 p.m., Monday-Friday.

Management



Darren Fast, Operations Manager | Email: dfast@republicservices.com

Darren Fast has worked for Republic Services for nearly 25 years and enjoys a wide range of experience in the industry. Having been a driver and a supervisor, he understands the role drivers, supervisors and technicians play in our commitment to the community. He and his wife have lived in the local area for more than 30 years.



Bret Davis, General Manager | Bret.Davis@RepublicServices.com

Bret Davis joined Republic Services in 2017. He is responsible for day-to-day operations in our Corvallis division with a commitment to safety and customer service. Having lived all his life in the Corvallis area, Bret brings strong local leadership to the job. He earned a Bachelor's degree in Social Science from Western Oregon University.



Julie Jackson, Municipal Manager | JJackson6@RepublicServices.com

Julie Jackson joined Republic Services in 2005 and serves as the Municipal Manager. She began as the Recycling Coordinator and is now the liaison between the company and the communities we serve. She earned her Bachelor's degree from Oregon State University in Education.

Your Team

Your local team is made up of Dispatchers, Operations Clerks, Route Supervisors, Depot/Yard Attendants, Maintenance Technicians and of course, Drivers who all do their jobs each day so that your community can depend on quality service.



Financial

Statement of Income

*Republic Services
Benton County
Statement of Income
For the Year Ended December 31, 2022 and 2023*

	<u>2022</u>	<u>2023</u>	<u>% Change</u>
<i>Revenue</i>	3,934,506	4,131,967	5.0%
<i>Cost of Operations</i>	2,926,931	3,015,502	3.0%
<i>Gross Profit</i>	<u>1,007,576</u>	<u>1,116,466</u>	10.8%
<i>Sales, General and Administrative</i>	527,144	441,082	-16.3%
<i>Operating Income</i>	<u>480,431</u>	<u>675,384</u>	40.6%
<i>Provision for Income Taxes</i>	137,403	193,160	40.6%
<i>Net Income</i>	<u><u>343,028</u></u>	<u><u>482,224</u></u>	40.6%
<i>Net Income as a Percent of Sales</i>	8.7%	11.7%	

Financial

Schedule of Direct Expense

*Republic Services
Benton County
Schedule of Direct Expenses
For the Year Ended December 31, 202 and 2023*

	2022	2023	% Change
<i>COST OF OPERATIONS</i>			
Labor	782,092	856,376	9%
Repairs and Maintenance	381,549	389,456	2%
Vehicle Operating Costs	141,765	122,812	-13%
Facility	144,008	142,808	-1%
Insurance	93,577	124,129	33%
Disposal & Recycle Purchases	851,623	873,953	3%
Franchise Fees	192,504	207,597	-5%
Franchise Fee Overpayment	25,234	(25,234)	
OR Corp Activity Tax	22,461	23,587	5%
Other Operating Costs	131,398	131,772	0%
Depreciation	160,718	168,246	5%
<i>TOTAL COST OF OPERATIONS</i>	2,926,931	3,015,502	3%
<i>Sales, General and Administrative</i>			
Salaries	225,679	158,936	-30%
Rent and Office Expense	36,400	33,529	-8%
Travel and Entertainment	9,506	7,745	-19%
Professional Fees	20,636	7,032	-66%
Bad Debt Expense	10,564	9,923	-6%
Management Services	140,768	162,002	15%
Other Expenses	83,591	61,914	-26%
<i>TOTAL SALES, GENERAL & ADMINISTRATIVE</i>	527,144	441,082	-16%

Financial

Collection Receipts Corvallis Division 4452

Benton County

CURRENT YEAR: 2023			PRIOR YEAR: 2022		
Month	2023 Receipts	Fee Paid	Month	2022 Receipts	Fee Paid
23-Jan	\$354,838	\$17,742	22-Jan	\$318,369	\$15,918
23-Feb	\$309,868	\$15,493	22-Feb	\$321,262	\$16,063
23-Mar	\$310,554	\$15,528	22-Mar	\$372,974	\$18,649
23-Apr	\$323,112	\$16,156	22-Apr	\$337,769	\$16,888
23-May	\$347,163	\$17,358	22-May	\$327,442	\$16,372
23-Jun	\$352,097	\$17,605	22-Jun	\$373,437	\$18,672
23-Jul	\$347,402	\$17,370	22-Jul	\$379,075	\$18,954
23-Aug	\$365,609	\$18,280	22-Aug	\$401,284	\$20,064
23-Sep	\$345,868	\$17,293	22-Sep	\$367,567	\$18,378
23-Oct	\$351,150	\$17,558	22-Oct	\$386,761	\$19,336
23-Nov	\$332,454	\$16,623	22-Nov	\$360,067	\$18,003
23-Dec	\$317,646	\$15,882	22-Dec	\$408,808	\$20,440
TOTAL	\$4,057,761	\$202,888	TOTAL	\$4,354,815	\$217,738

Recycling Waste Reduction

Year-over-year recycling comparison

COMMODITY	2021	2022	2023
COMMINGLE	6,183	5,748	5714
YARD WASTE	13,569	13,384	15040
CARDBOARD	3,024	2,933	2636
GLASS	1,019	848	863
WOOD WASTE	309	319	279
FOOD WASTE	228	275	408
SCRAP METAL	771	657	650
ELECTRONICS	112	110	100
MOTOR OIL	47	45	49
BATTERIES	0	0	0
PLASTIC FILM	0	0	0
CONSTRUCTION DEBRIS (C&D)	0	42	5
TOTAL RECYCLING TONS	25,228	24,164	25,744
TOTAL HHW TONS	73	58	71
TOTAL LANDFILL TONS	42,628	44,738	45,920
TOTAL WASTE	67,929	68,960	71735

Recycling Waste Reduction

2023 Residential recycling tons recycled by month

Curbside Recycle Tons	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Food Waste (FW)	0	0	0	0	0	0	0	0	0	0	0	0	0
Cardboard (CB)	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Paper (OP)	0	0	0	0	0	0	0	0	0	0	0	0	0
Newsprint (NP)	0	0	0	0	0	0	0	0	0	0	0	0	0
Commingle (CO)	474	385	434	384	405	357	344	338	330	363	390	413	4617
Glass (GL)	46	33	45	36	33	39	37	21	37	30	35	33	425
Metal	0	0	0	0	0	0	0	0	0	0	0	0	0
e-Waste	0	0	0	0	0	0	0	0	0	0	0	0	0
Motor Oil (MO)	0	0	0	0	0	0	0	0	0	0	0	0	0
Household Hazardous Waste (HHW)	0	0	0	0	0	0	0	0	0	0	0	0	0
Batteries (Batt)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete	0	0	0	0	0	0	0	0	0	0	0	0	0
Plastic Film	0	0	0	0	0	0	0	0	0	0	0	0	0
YD	1006	626	758	1023	1782	1116	884	887	972	1268	1381	786	12489
Leaves/Christmas Trees													
Total – All Recycle Tons	1526	1044	1237	1443	2220	1512	1265	1246	1339	1661	1806	1232	17531
Total MSW	1322	1092	1287	1142	1350	1428	1359	1411	1419	1388	1395	1259	15852

Recycling Waste Reduction

2023 Depot recycling tons recycled by month

Curbside Recycle Tons	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Food Waste (FW)	5	7	6	0	6	6	0	4	0	0	6	4	44
Cardboard (CB)	43	32	26	28	27	32	35	24	24	24	22	24	341
Office Paper (OP)	0	0	0	0	0	0	00	0	0	0	0	0	0
Newsprint (NP)	0	0	0	0	0	0	0	0	0	0	0	0	0
Commingle (CO)	42	24	40	29	29	29	32	38	25	29	37	18	372
Glass (GL)	36	30	44	27	35	45	36	33	25	36	31	37	415
Metal	40	45	51	69	79	96	58	66	38	32	45	31	650
e-Waste	7	8	8	8	8	8	16	8	0	15	7	7	100
Motor Oil (MO)	4	2	5	4	4	5	5	5	5	3	5	4	49
Household Hazardous Waste (HHW)	0	0	0	0	0	0	0	0	0	0	0	0	0
Batteries (Batt)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete	0	5	0	0	0	0	0	0	0	0	0	0	0
Plastic Film	0	0	0	0	0	0	0	0	0	0	0	0	0
YD	178	141	134	161	316	187	157	157	172	225	245	139	2120
Leaves/Christmas Trees	0	0	0	0	0	0	0	0	0	0	0	0	0
Total – All Recycle Tons	344	249	301	334	492	406	318	322	284	346	386	253	3942
Total MSW	1110	1033	1220	995	1303	1413	1289	1643	1529	1307	1106	1208	15156

Recycling Waste Reduction

2023 Commercial recycling tons recycled by month

Curbside Recycle Tons	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Food Waste (FW)	25	25	30	26	34	34	23	24	33	39	36	35	364
Cardboard (CB)	288	226	278	244	204	188	199	204	219	276	239	229	2295
Office Paper (OP)	0	0	0	0	0	0	0	0	0	0	0	0	0
Newsprint (NP)	0	0	0	0	0	0	0	0	0	0	0	0	0
Commingle (CO)	67	57	69	62	63	62	48	57	66	60	60	49	720
Glass (GL)	5	4	0	0	0	4	5	0	0	0	5	0	23
Metal	0	0	0	0	0	0	0	0	0	0	0	0	0
e-Waste	0	0	0	0	0	0	0	0	0	0	0	0	0
Motor Oil (MO)	0	0	0	0	0	0	0	0	0	0	0	0	0
Household Hazardous Waste (HHW)	0	0	0	0	0	0	0	0	0	0	0	0	0
Batteries (Batt)	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete	0	0	0	0	0	0	0	0	0	0	0	0	0
Plastic Film	0	0	0	0	0	0	0	0	0	0	0	0	0
YD	1	26	8	28	8	10	4	43	83	14	14	94	333
Leaves/Christmas Trees	0	0	0	0	0	0	0	0	0	0	0	0	0
Total – All Recycle Tons	386	338	385	360	309	298	279	328	401	389	354	407	3735
Total MSW	1449	1174	1350	1250	1294	1283	1015	1203	1045	1303	1267	1279	14912

Recycling Waste Reduction

Household hazardous waste tons

Materials	2022 Tons	2023 tons
Latex Paint	4.875	0
Paint	28.125	30.6
Flammable Liquids	9.075	12.55
Toxic Liquids	7.16	6.83
Toxic Solids	3.05	2.95
Corrosive Liquids	0.92	.90
Caustic Liquids	1.4	1.25
Oxidizing Liquids	0.45	2.76
Oxidizing Solids	0.004	0
Hypochlorite Solutions	1.01	.91
Aerosols, Flammable	0	0
Insecticide Gases	1.825	2.66
Compressed Gas	0.635	1.57
Batteries, Wet	0	0
Batteries, Dry (Alkaline)	3.9375	3.9375
Batteries, Dry (NiCad)	1.7525	1.18
Lithium Batteries	0.034	3.09
Flammable Solids	0	0.023
Water Reactive Solids	0.0375	0.008
Self-Heating Solids	0.019	0.015
Mercury	0.01	0.019
Organic Peroxide	0	0.01
Hydrogen Peroxide	0	0
Light Ballasts	0.0925	.190
Asbestos	0	0
Nitric Acid	0	0
Perchloric Acid	0.005	0
Potassium Cyanide	64.417	0
TOTAL TONS	42,628	71.453
	67,929	68,960

HHW Customer Counts

Event	2023	2022	2021	Household Hazardous Waste events provide disposal of unwanted hazardous materials in a way that is safe for the community and the environment. 2,200 area residents took part in these events 2023.
Winter HHW Event	250	686	233	
Spring HHW Event	493	416	481	
Summer HHW Event	700	575	467	
Fall HHW Event	689	537	838	
Spring Clean Up	68	190	206	

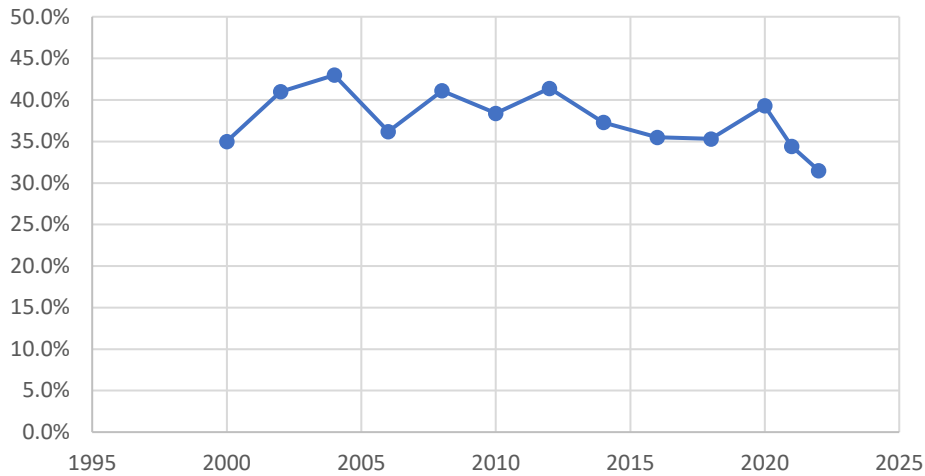
Spring Recycle Event Tons

Tons Collected	2023	2022	2021
Metal	.5	2.05	2.01
Yard Debris incl. Wood	10.4	11.8	12.2

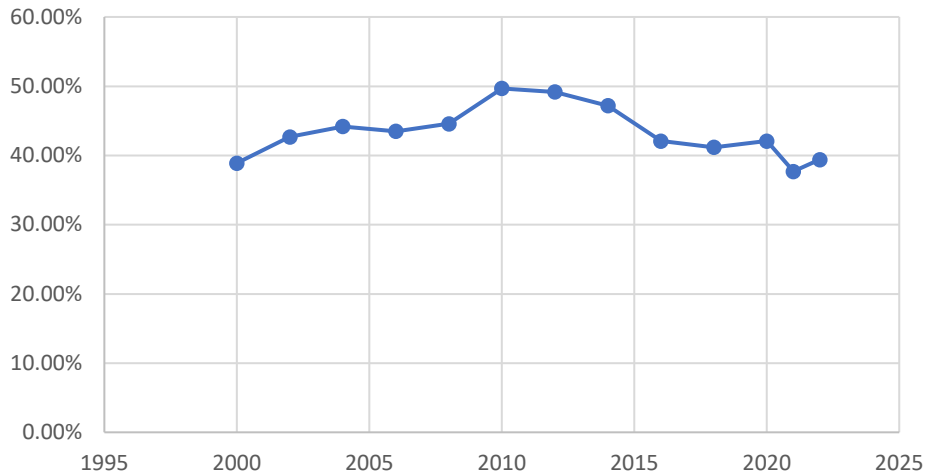
Recovery Rates 2000-2023

Benton County v. Oregon

Benton County Recovery Rate by Year



Oregon Recovery Rate by Year



- Benton County's Recovery Rate remains below the state average in 2023.
- Benton County had a recovery rate of 31.5% in 2023 while the state was at 39.4%
- Factors that have impacted both include: Financial Crisis, 2007-2008, China Sword Initiative, 2017-2018 and Covid-19, 2020.
- The next large impact could be Oregon's Recycle Modernization Act implementation, 2025, which aims to put smaller markets on an even playing field with the larger Portland-Metro region with recycling opportunities.



REPUBLIC[®]
SERVICES

Sustainability in Action



RURAL PROSPERITY PARTNERS

Public/Private Partnership Models

Public Private Partnership Models

Public entity provides middle-mile. Private sector builds, owns, and operates last mile.
(Q-Life Model)



RURAL PROSPERITY
PARTNERS

Public Private Partnership Models

Public entity contributes to reduce cost of last mile build. Private sector builds, owns, and operates last mile. (Sherman County Model)



RURAL PROSPERITY
PARTNERS

Public Private Partnership Models

Public entity funds build of and owns last mile. Private sector builds and operates last mile. (Wheeler County Model)



RURAL PROSPERITY
PARTNERS

Challenges Ahead

- Land Grab
- Labor Shortage
 - Very difficult to hire new employees
 - Very difficult to find contractors for design, engineering, and construction with available resources.
- Supply Chain is very distressed
 - Shortages of most materials
 - Lead times in some cases are already approaching six to nine months.
- Escalating Materials Costs – Less bang for our buck.



RURAL PROSPERITY
PARTNERS



RURAL PROSPERITY PARTNERS

Questions?

Corvallis Benton County Economic Development Strategic Plan

Updated July 2024



CORVALLIS
BENTON COUNTY
ECONOMIC DEVELOPMENT OFFICE



The Corvallis Benton County Economic Development office is a collaboration between the City of Corvallis and Benton County. Our office facilitates economic development in Benton County including Corvallis, Philomath, Adair, Alsea, Monroe, and others.

In 2022, The Corvallis Benton County Economic Development Office was reorganized to focus solely on economic development. The team is comprised of two full time staff and advised by the Economic Development Coalition who guided development of the following plan. This plan is a long-range strategic tool that can be used as a living document to guide and facilitate economic development goals based on the needs of the City and County, its constituents and changing circumstances.

Strengths

- University research and business incubation
- Skilled labor
- Major employers – Oregon State University/Samaritan/Hewlett Packard
- Fareless transit system in Corvallis
- Good private and public school system
- Great walkability and community emphasis on sustainability
- Proximity and access to railways for moving products.
- Available commercial and industrial land for development
- Strong local and regional partners
- Vibrant natural and built environments.
- Tools available for encouraging development.
- Support from elected officials and public for economic development as a priority

Weaknesses

- Lack of vacant industrial property.
- Environmental conditions such as contamination or wetlands that make some property difficult to develop.
- Lack of a comprehensive business registry and employment lands inventory/ analysis.
- Lack of “shovel-ready” industrial land.
- Access to affordable and reliable childcare.
- Lack of data to inform decision-making.
- Housing unaffordability.
- Fragmented communication.

SWOT

- Support traded sector and target sector businesses new and existing grants, loans, and incentives.
- Seek state and federal grant fund opportunities to leverage private investment and partnership.
- Effective marketing.
- Many opportunities to support manufacturing sector.
- Abundant available land for development.
- Microfluidic and Mass Timber Tech Hubs at OSU.
- Community focus on economic development opportunities in Corvallis.
- Evaluate and make recommendations about land use policy and regulation reform that meets market demands.
- Strengthen partnerships aimed at supporting disadvantaged businesses and equity in access to resources.

- Climate change
- Access to competitive capital rates
- Inflation
- Interfor closure
- Workforce housing unaffordability
- Corvallis Clinic merger and consolidation of healthcare industry
- Pac 12 dissolution

Opportunities

Threats

5 Core Strategies for Corvallis-Benton EDO



Strategy 1: Utilize new and existing tools such as multi-unit property tax exemptions, enterprise zones, opportunity zones, TIF districts and public-private partnerships to grow the property tax base throughout Benton County.

Goal 1.a: Measure tax base growth in Benton County and report on how economic development programs are being utilized annually.

Active tax exemptions: Uncommon Cabinetry
 Approved tax exemptions: Natural Point, Inc.

Table 1: Commercial and Industrial Taxable Assessed Values 2019-2023

Fiscal Year	Commercial / Industrial Land Only	Commercial / Industrial Improved Property	Industrial Property	Totals	Percentage Change
2023	28,254,381	1,033,586,478	149,686,572	1,211,527,431	4.27%
2022	28,134,865	1,001,129,854	130,492,067	1,159,756,786	3.81%
2021	28,367,183	965,083,049	122,049,358	1,115,499,590	2.62%
2020	27,865,307	939,370,483	119,025,910	1,086,261,700	1.35%
2019	27,929,173	925,654,174	117,938,784	1,071,522,131	

Source: <https://assessment.bentoncountyor.gov/tax-reports/> (2019-2023 Table 7A)



Goal 1.b: Effectively manage and encourage adoption of tools aimed at mixed use development, industrial development, and housing and assist with marketing those development opportunities for vacant and underutilized property.

Current Economic Development Toolkit:

Philomath Enterprise Zone
Philomath Urban Renewal District
Benton/Corvallis Enterprise Zone (HP, Sunset, and South Corvallis)
South Corvallis Urban Renewal District
Corvallis MUPTTE Program
Downtown Corvallis Revolving Loan Fund Program

Potential Tools:

Philomath Urban Renewal District
Philomath MUPTTE Program
Adair Village Enterprise Zone
Adair Village Urban Renewal District
Adair Village MUPTTE Program
Countywide CPACE Program

Goal 1.c: Effectively manage the Airport Industrial Park and market development opportunities to encourage new construction.

Budget for Airport Annexation approved for FY 24/25 and work is underway preparing application and the necessary materials. EDO and Planning Staff meet at regular cadence to improve land development code for our industrial areas and grant funded wetland delineation report is due by August 1. Following this report, annexation, and updates to LDC we will begin to actively market priority redevelopment sites in the AIP.





Strategy 2: Develop a modern business retention and expansion program to support and grow traded sector businesses.

Goal 2.a: Create a business registry for all commercial and industrial properties in Benton County and use this information to track key data points like vacancy rate or employment by sector and communicate more effectively.

2,112 Commercial/Industrial parcels in Benton County

Corvallis: 1,664

Philomath: 231

North Albany: 108

Monroe: 69

Alsea: 23

Blodgett: 11

Monmouth: 6

Of these, we have verified 10-15% of the total number countywide and work is ongoing. We have records for 84 commercial/industrial properties for lease or sale in the County out of 605 statewide. 51 of the 84 total properties include a building for lease or sale. 46 of the 51 total properties with a building are located in Corvallis, 4 are in Philomath, 1 is in Monroe and 1 is in Adair Village. Work is also underway to explore software solutions for the registry.

With 51 vacant properties in the County, you might think there should be plenty of opportunity for those looking to start or expand their businesses, however the vast majority of these locations are not zoned for industrial development or large enough to accommodate most site selection inquiries. Only 8 of these properties are located within Industrial Zones. Those are:

HP Campus Building 10- 1100 NE Circle Blvd

HP Campus Building 6- 1060 NE Circle Blvd

Seely Building- 7170 NE Arnold Ave & 5260 NE Marcus Harris Ave

Research Way Office Space - 4238 SW Research Way

Sunset Research Park-4100 Research Way

Wilbur-Ellis- 555 Depot St.

Philomath Manufacturing Space -3200 West Hills Rd.

Airport Industrial Park - 1853 SW Airport Rd

Most listings highlight Office, Call Center, Warehouse, or Flex as preferred uses, rather than Industrial. Those that are actively marketed as industrial are all 15,000 square feet or less.

As we continue developing the registry we will have better local data about employment by sector, in the meantime we monitor BLS data for the Corvallis MSA to track this information here: https://www.bls.gov/regions/west/or_corvallis_msa.htm

Goal 2.b: Support businesses navigating the development review process and seek to provide grant and loan opportunities.

During Fiscal Year 23/24, businesses seeking grant/loan opportunities, or tax exemption incentives comprised nearly a quarter of our BRE touchpoints while helping businesses navigate the development review process occurred less frequently at 5% of all touchpoints. As we continue to improve the land development code it is anticipated that more site selection inquiries will lead to development projects where this becomes a bigger part of what we do to support businesses. Site selection inquiries represent 11% of our touchpoints and we hope to convert up to half of these so that they may enter a development review process. A summary of BRE touchpoints follows to illustrate the most common ways we supported businesses in FY 23/24.

Table 2: BRE Touchpoints by Service

Food Hub	19.15%
Grant or Loan Application	17.02%
Site Selection	11.70%
Business Check-In	8.51%
BROW	7.45%
DCO	7.45%
Incentives Request	7.45%
Seeking Tenants	7.45%
SBDC Referral	4.26%
AIP Lease	3.19%
Business Expansion	2.13%
Ordinance Amendments	2.13%
Workforce Development Referral	2.13%

Source: Internal Tracking Data

Goal 2.c: Work closely with Oregon State University Tech Hub to incubate innovative technologies and foster research commercialization to capture the long-term economic benefits for the local community.

Goal 2.d: Collaborate with ATAMI, the OSU Advantage Accelerator, the Foundry, Oregon RAIN, Willamette Valley Capital and the Willamette Innovators Network to support the entrepreneurship ecosystem.

Our office dedicates considerable time towards meeting with the staff and companies at ATAMI and participating in the Corvallis Microfluidic Tech Hub. We estimate between 60-80 hours have been spent navigating and supporting this important ecosystem over the last year.

Goal 2.e: Conduct a survey regarding potential incentives and barriers. This data will help us assess the business climate and identify business needs, barriers, and opportunities and will be shared with EDC and Benton County.

Work is underway to develop a countywide survey but without a business registry we are limited in our methods for distribution. We expect it may take 6-12 months after the business registry is operating and populated with contact information.

Goal 2.f: Develop and launch a centralized online portal that provides information for businesses to locate or expand in Benton County.



Strategy 3: Bolster locally owned business, traded sectors, and emerging sectors

Goal 3.a: Grow our Countywide participation in Oregon Main Street program and other initiatives aimed at placemaking and seeking grant opportunities that benefit local businesses.

The City of Corvallis is 1 of 63 cities currently holding a “Connected Communities” designation with the Oregon Main Street Program. We expect to apply for “Affiliated Main Street” designation in November and become the 29th City to hold that status. This will allow our Main Street Program to apply for grant programs that support placemaking and local businesses that we are currently not eligible to receive. From there we have two years to

establish a full-time executive director, develop systems to meet rigorous quarterly reporting requirements and develop a longtime funding mechanism for our local Main Street Program to graduate to “Designated Main Street” status and join only 8 other communities statewide. Just six communities are considered “Accredited Main Street” programs statewide.



Goal 3.b: Collaborate with partners such as the various Chambers of Commerce, Visit Corvallis, RAIN, and Small Business Development Center to provide services that support local businesses and entrepreneurs.

The EDO meets monthly with all of our Countywide partners for a roundtable discussion to share updates. We additionally meet with the Corvallis Chamber of Commerce and Visit Corvallis in person monthly. Every quarter we participate in meetings held by the Cascade West Council of Governments, Monroe Business Association, Philomath Chamber of Commerce, Tri County Chamber of Commerce, Linn Benton Small Business Development Center, RAIN, and the Black Business Association of Oregon.

Goal 3.c: Cultivate local food hub with a focus on business development and creating new commercial opportunities within the food system.

The South Corvallis Food Hub project funded by a \$550,000 ARPA Grant and \$50,000 from the City of Corvallis is a major undertaking that has required about 25% of total EDO staff time in fiscal year. We have completed the initial phase of developing a gaps analysis and feasibility study to help inform grant proposals due by July 31. Following grant submissions, we will score applications and determine the total funding awards for each project. We anticipate between 4 to 8 applications will be submitted. All grant funding must be obligated before December 31, 2024, and spent before December 31, 2025.

Goal 3.d: Work closely with beverage and agriculture sectors and partners, such as Visit Corvallis to implement projects such as the Mid-Willamette Food Trail and events that highlight agriculture businesses in Benton County.

We regularly engage Visit Corvallis about developing programs and events that highlight agriculture businesses in Benton County. Additionally, staff serves on the Scenic Byway Management Plan Steering Committee which is a regional effort aimed at highlighting agritourism and developing the necessary infrastructure to support these efforts.



Strategy 4: Competitive Benchmarking – The EDO will conduct an inventory of all commercial and industrial zoned properties and analyze land use policy to best meet market demands.

Goal 4.a: Oregon Prospector will be 100% accurate and updated to reflect current environmental conditions, available infrastructure, zoning, and property owner information in Benton County

Staff has worked diligently with listing agents and property owners to update Prospector records over the last 12 months and reduced the number of inactive properties listed down to 27 of 111 total. Of those actively listed we estimate 80% are complete with detailed information concerning wetlands, environmental conditions, and available infrastructure. Last year at this time we had twice the number of inactive or expired records and less than half of the detail now available in active records.

Goal 4.b: Leverage State and Regional partnerships with organizations such as Business Oregon that offer grant resources to document industrial land conditions and market those development opportunities.

Business Oregon continues to be a valuable partner to the Corvallis Benton EDO and we routinely meet with our regional development officer to discuss active development projects that could benefit from the resources offered by the State. We also pursue technical assistance grants such as the successful \$75,000 grant funded wetland delineation study in South Corvallis.

Goal 4.c: Study and identify best practices statewide to recommend land use reform and other policies that help provide a competitive advantage in Benton County.

EDO staff attends conferences and events to learn more about new and emerging best practices in communities statewide and nationally. We budget for annual training to stay apprised of new programs and opportunities for Benton County. Some examples where identifying best practices has helped inform our recommendations for programs include the South Corvallis Food Hub, MUPTE, Mobile Food Units, Outdoor Markets, BROW, CPACE, and Urban Renewal.



Strategy 5: Support regional economic development planning and workforce development efforts with partners like Oregon Works and Oregon Cascade West Council of Governments.

Goal 5.a: Participate and support regional efforts such as Innovation Hub and Comprehensive Economic Development Strategy (CEDS).

Staff is deeply engaged with our regional partners at Oregon Works and the Cascade West Council of Governments. We participate on quarterly calls with DLCD to discuss state policy changes to wetland rules and made recommendations. We have helped establish a broadband strategic plan for the region and secure letters of support and will be heavily involved in efforts to create a regional innovation hub with a recently awarded “groundwork” grant.

Goal 5.b: Support initiatives and partnerships that benefit workforce development, childcare, and housing affordability.

We value of workforce development partners at Northwest Oregon Works and Worksource and support those organizations by providing referrals. Some of our most cutting-edge technology businesses in the region have very specific skill sets they seek in new employees and positions. These workforce development partners have a strong track record of helping support businesses seeking specific talent. Some businesses that are new to our region are unfamiliar with these services and we have been able to help bridge those connections.



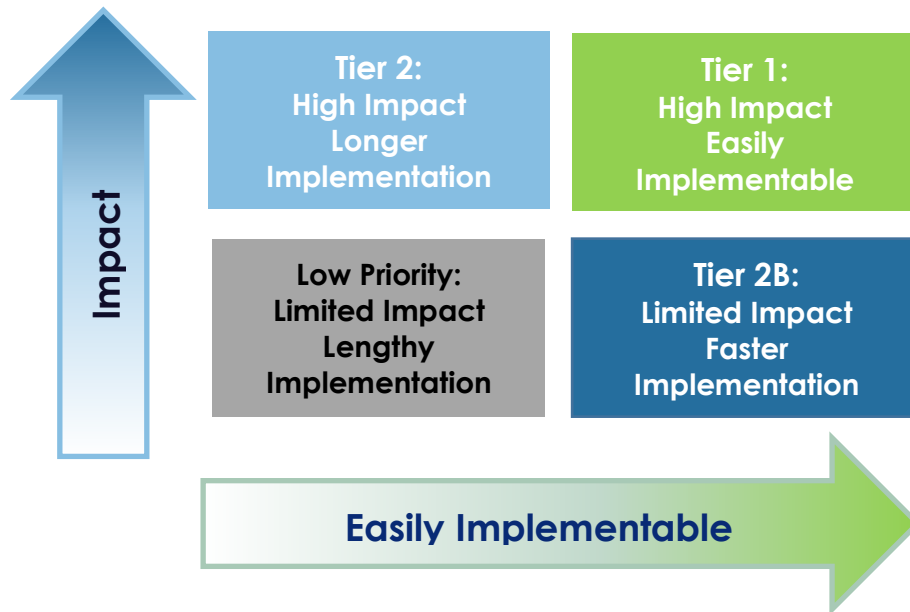
The EDO is committed to creating a better, stronger community in partnership with local businesses and Benton County residents.

Diversity, Equity, Inclusion and Belonging (DEIB) The EDO is uniquely positioned to address this challenge in our local business communities. We will work to dismantle the systems, policies, and procedures that perpetuate structural racism, inequities, and different forms of discrimination based on power, privilege and accessibility. We will focus on inequities with a goal of establishing a sense of belonging, where community members will be respected, valued, and able to participate in power structures that affect them.

Summary of Implementation

Prioritization considerations:

- Impact – level and type of impact – long-term vs short-term, number of people affected, urgency, timeliness (current opportunity may not last), opportunity for synergy with other initiatives; from low to high.
- Timing/effort of implementation– Length and quantity of effort needed to implement; from longer-term to easily implementable.



Initial 'Priority' Redevelopment Sites'

The following sites are provided to indicate which projects could see prioritization in staff time but do not necessarily include all the opportunities we may pursue. This section can and will be regularly updated as priorities shift.

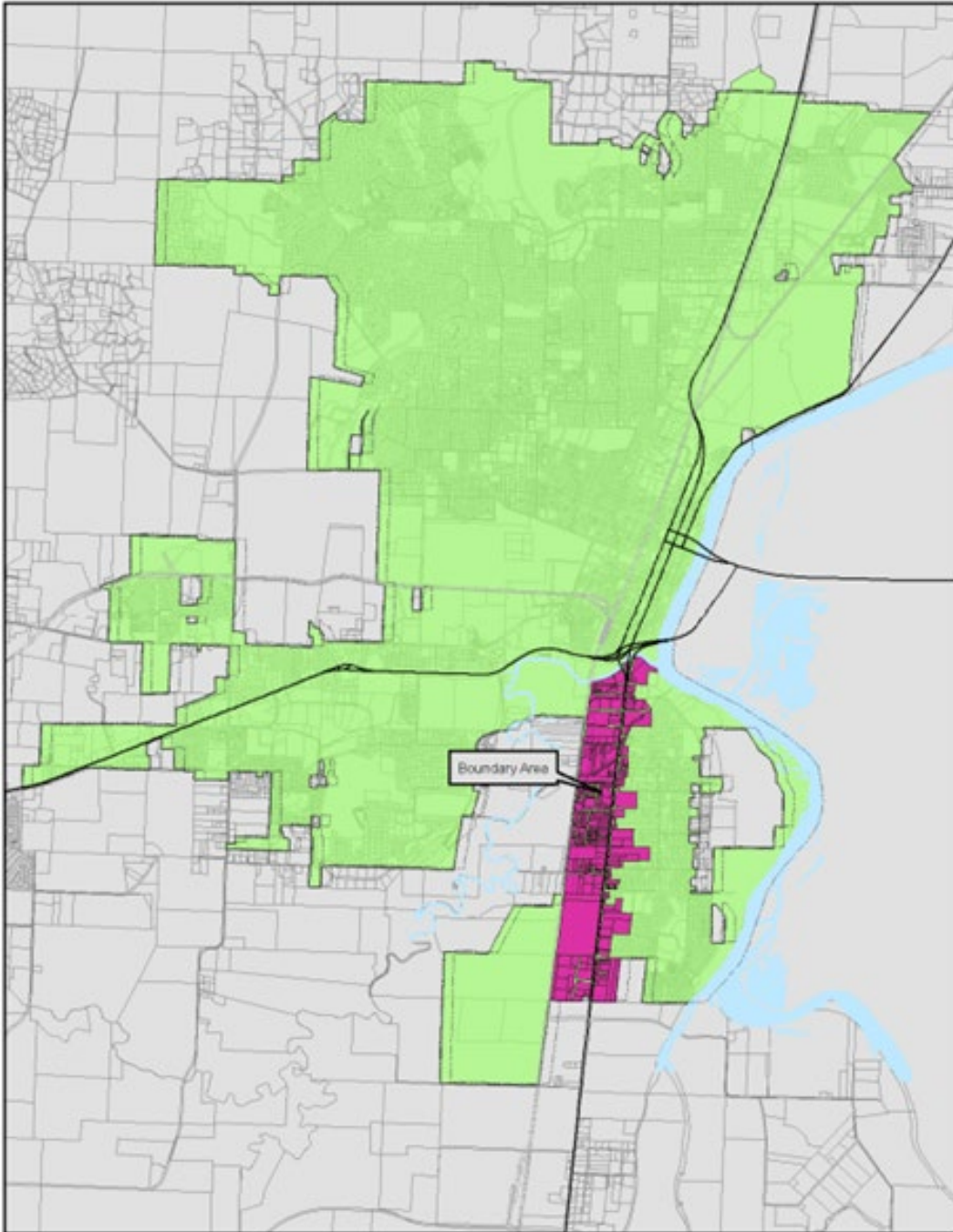
Airport Industrial Park

Area 1 consists of the Airport Ave frontage from HWY99 just past Ingalls where we are currently focusing a wetland delineation study and hope to apply advanced mitigation credits. Once this work is complete this area will be considered "shovel ready" and we can begin to actively market development opportunities.



South Corvallis Urban Renewal Area

The South Corvallis Urban Renewal Plan was adopted in 2018 and approved by voters in 2019. It was the first ever approved tax increment financing district in the City of Corvallis and followed many years of area planning and grassroots organizing. The tax increment financing district provides a funding mechanism to initiate a variety of improvements including but not limited to infrastructure, public-private partnerships, and non-motorized pedestrian improvements. There remains a significant number of vacant and underutilized commercial lots within this development area that could additionally benefit from the overlapping Enterprise Zone, which provides for up to five years of property tax exemption for new construction.



Seely Building – Adair Village

At more than 166,000 sq feet, the Seely Building in Adair Village is one of the largest industrial properties in Benton County and by far the largest vacant industrial property in the mid-Willamette valley. Known locally as "the Blockhouse", this unique property has been home to a WWII barracks and later served as the Adair Air Force Station during the cold war. The property owner is willing to engage and negotiate price or discuss building renovations as needed. The property is zoned M-1 Limited Industrial and can accommodate a wide range of uses from light manufacturing, warehousing, wholesaling, assembly, processing, research and testing, so long as no emissions are potentially detrimental to public health or feature nuisance characteristics.



BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Public Works

Contact Name * Gary Stockoff

Phone Extension * 6010

Meeting Attendee Name * Gary Stockhoff

Agenda Item Details 

Item Title * Benton County Facilities update

- 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

Issues and Fiscal Impact

Item Issues and Description

**Identified Salient
Issues***

Regular and ongoing update on Benton County Facilities. Project summaries will be provided for the Crisis Center, New Courthouse/District Attorney's Office, and Emergency Operations Center projects.

Budget updates will be included in this presentation.

Options*

Not applicable. Information only.

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* Generally speaking, all value and focus areas are in some way associated with the facilities occupied and operated by Benton County.

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* Generally speaking, all value and focus areas are in some way associated with the facilities occupied and operated by Benton County.

Recommendations and Motions

Item Recommendations and Motions

Staff None

Recommendations*

Meeting Motions* I move to ...

None

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.

BOC Project Report - Courthouse - August24.pdf 173.02KB

BOC Project Report - EOC - August24.pdf 533.26KB

BOC Project Report - Crisis Center - August24.pdf 180.23KB

Comments (optional) 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. Choney

3.

County Administrator Approval

Comments

Signature

Rachel L McEneny

4.

BOC Final Approval

Comments

Signature

Amarda Makepeace



Courthouse Monthly Project Report

August 2024

Project Location: 1000 NE Carson Drive, Corvallis, OR **Project Owner:** Benton County, Gary Stockhoff
Owner's Representative: Otak CPM, Sheri Mishler **Architect/Engineer:** DLR Group, Jane Gooding
Construction Manager/GC: Hoffman, Justin Paterson **Scheduled Completion:** Spring 2026

Summary

The project team is coordinating the final details of various permits and development agreements to prepare for the start of construction later this summer. The current schedule is aligned with construction activities starting in September. A ground-breaking ceremony will be held around this time.

Land Acquisition

Land acquisition is complete.

Site Development

Final revisions to the site work permits, final platting, and all associated agreements are in progress. Given the complexity and review time needed for these documents, issuance of permits is expected in August.

Design Update

Design is complete.

Budget Update

The OJD Master Funding Agreement has been executed and the project team will be moving forward with preparing reimbursement requests for pre-design costs. The OJD Phase Agreement that covers design and construction costs is still under review. The table below provides a summary of the budget to date. Bid packages for construction have been received and will help finalize the Guaranteed Maximum Price (GMP) construction contract in the coming weeks.

Funding Sources	Funding
Benton County	\$ 48,720,599
Oregon Judicial Department	\$ 38,118,022
Total	\$ 86,838,621

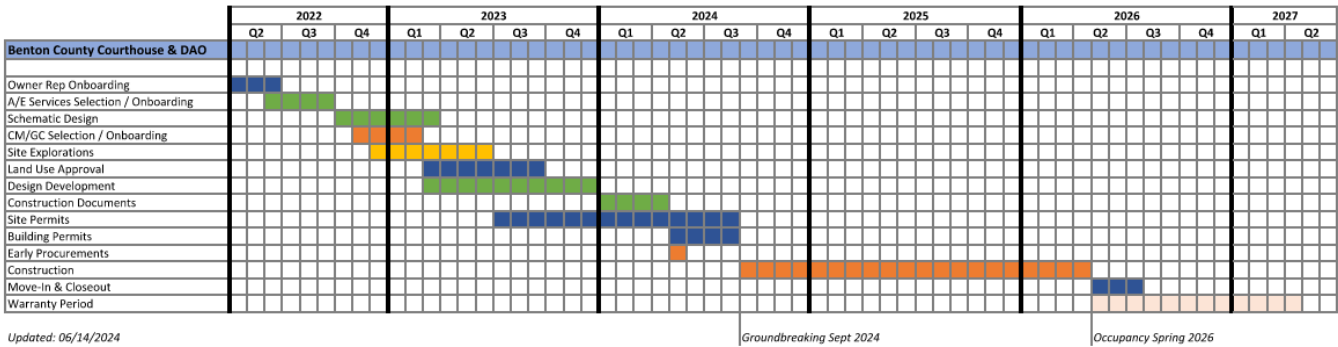
Budget Category	Budget	Encumbered	Expended
Land Acquisition	\$ 5,874,900	\$ 5,874,900	\$ 5,874,900
Design & Professional Services	\$ 10,121,766	\$ 9,763,765	\$ 7,147,018
Incidental	\$ 10,500	\$ 8,695	\$ 8,695
Jurisdictional	\$ 3,039,284	\$ 56,157	\$ 56,157
Construction	\$ 62,415,171	\$ 8,113,918	\$ -
Furniture, Fixtures, & Equipment	\$ 5,377,000	\$ -	\$ -
Total	\$ 86,838,621	\$ 23,817,435	\$ 13,086,770

Construction Update

The team is waiting for approved site work permits to be issued before mobilizing for construction.

Schedule Update

The current schedule forecast below shows a late Summer 2024 construction start and late Spring 2026 finish.





Crisis Center - Monthly Project Report

August 2024

Project Location: 240 NW 4th Street, Corvallis, OR

Owner's Representative: N/A

Construction Manager/GC: Gerding Builders

Project Owner: Benton County, Gary Stockhoff

Architect/Engineer: Mahlum Architects

Scheduled Completion: Spring of 2025

Summary

The Benton County Crisis Center is a voluntary, walk-in treatment-centered facility that may serve as an alternative to the emergency room, which aims to provide stabilization for individuals experiencing mental health crisis, along with referrals and support for ongoing behavioral health services. The crisis center will be staffed by Benton County Health Department's mental health crisis team and is an expansion of existing mental health crisis services.

By relocating to this facility, with more available space, the Benton County Health Department will add additional staff and services, including:

- 24/7 walk-in (no appointment needed), face-to-face crisis counseling services.
- Crisis, Outreach, Response, and Engagement (CORE) Co-Response team assisting in connecting people in crisis to the new facility for stabilization and support.
- Dispatch center for the Mobile Crisis Team, which responds out in the community to calls from community service providers, including law enforcement and hospital staff.

The new crisis center will also offer a safe and supportive space for voluntary stabilization to adults who are assessed to need short-term stabilization, but do not require the medical capabilities of an acute care hospital or longer-term residential care. In addition, the crisis center will expand the County's currently very limited respite bed capacity for adults. Respite beds and stabilization chairs are for adults, aged 18 years or older; the new facility will contain:

- Five (5) Stabilization Chairs (Recliners) – Up to 23 hours stay in a trauma-informed, treatment-centered environment for adults who need additional time and support to stabilize from mental health crisis and to be connected to appropriate community resources.
- Five (5) Respite Beds – Up to 29 days stay in a trauma-informed, treatment-centered environment for adults recovering from mental health crisis who need respite time away from their current living situation while being connected to ongoing treatment and/or other appropriate community resources.

Land Acquisition

The site was a former gas station and used car lot prior to it being prepared for the Crisis Center. Benton County owned the property, which helped preserve the available funds for construction of the new facility.

Site Development

The new facility will be constructed on a 10,000 SF lot which, as indicated above, has necessitated going to a second story. The project will be providing site upgrades to meet City of Corvallis requirements and the needs of the Crisis Center operation. The gas station was removed in 2022 with the foundation being removed in 2023; site work commenced shortly thereafter. Unfortunately, the soil at this site was found to be contaminated and several old, abandoned fuel tanks were discovered underground which has slowed work on the underground components.

Design Planning and Community Engagement Update

Benton County Behavioral Health formed a design advisory group to help inform the design process by providing a crystal-clear understanding of the unique needs of Benton County residents and what can be accomplished with the new crisis center. The committee consisted of health department staff and mental health professionals as well as community partners, including representatives from:

- Good Samaritan Regional Medical Center
- Intercommunity Health Network Coordinated Care Organization
- Pathfinder Clubhouse
- Corvallis Daytime Drop-In Center
- Strengthening Rural Families
- Oregon State University Counseling & Psychological Service
- Benton County Sheriff’s Office
- Corvallis Police Department
- Mahlum Architects
- Gerding Builders

In the design planning process, the architect team presented concepts to the design committee members who ask questions, provide insight, and help refine the vision for the final design. The committee participated in journey-mapping exercises that put them in the shoes of someone seeking crisis services to help guide the process and flow of services once the center is up and running. Another activity, called visual listening, gave the committee an opportunity to authentically react to different designs, to help define the look and feel of the building.

The facility design was completed in November 2022 and the advisory group’s work has concluded. Mahlum is currently working with the Oregon Health Authority to ensure that our design continues to meet their expectations for licensure.

Budget Update

The total budget for the Crisis Center is \$8,929,094 which is funded through a combination of state and federal resources. As of June 30, 2024, the County has expended \$3.76 million or 42% of the budget.

Budget Category	Budget	Expended	Committed	Available
IHN Capital Grant	\$ 100,000	\$ 100,000	\$ -	
Energy Trust Fund Grant	\$ 2,500	\$ 2,500	\$ -	
OHA State Capital Grant	\$ 1,126,592	\$ 1,126,592	\$ -	
HRSA Federal Grant	\$ 1,000,000		\$ 1,000,000	
State ARPA Grant	\$ 1,250,000	\$ 1,250,000	\$ -	
State Legislative Grant	\$ 5,450,002	\$ 1,280,623	\$ 4,169,379	
Total	\$ 8,929,094	\$ 3,759,715	\$ 5,169,379	\$ -

Construction Update

The vapor mitigation system passed the test required by the Department of Environment Quality. With that hurdle cleared the contractor can finalized the foundation system, and commence with the construction going vertical. The goal remains to have the structured framed and enclosed prior to the rainy season commencing this Fall.

Schedule Update

The current anticipated completion date is Spring 2025 with operations expected to also start Spring 2025.



Emergency Operations Center (EOC) - Monthly Project Report August 2024

Project Location: 1000 NE Carson Drive, Corvallis, OR **Project Owner:** Benton County, Gary Stockhoff
Owner's Representative: Otak CPM **Architect/Engineer:** DLR/Mazzetti
Construction Manager/GC: Hoffman Construction **Scheduled Completion:** Spring 2026

Summary

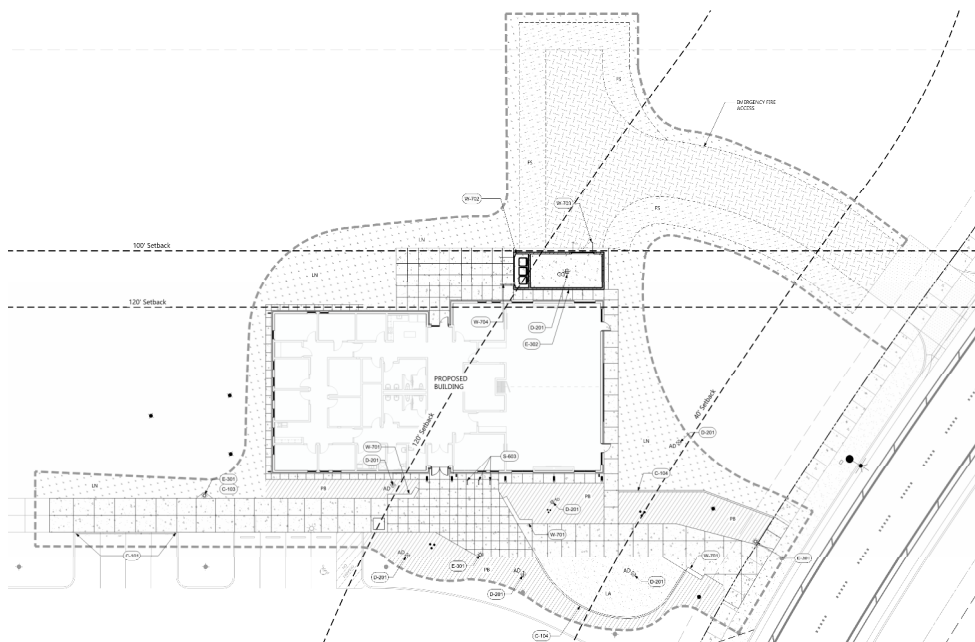
Design progress for the EOC has moved quickly. The project is on target for concurrent construction and completion with the Courthouse.

Land Acquisition

Land acquisition is complete.

Site Development

The EOC site development details are in progress. The City of Corvallis Land Use code has several setback requirements that dictate the building location as shown below.



Design Update

The 100% Design Development package has been completed and reviewed by the project team. An updated cost estimate is currently being prepared based on this design. If the cost estimate is within the target budget, work will progress into the Construction Documents phase.

Budget Update

The table below provides a summary of the budget to date.

Funding Sources	Funding
Benton County	\$ 7,833,000
FEMA Grants	\$ 1,000,000
Total	\$ 8,833,000

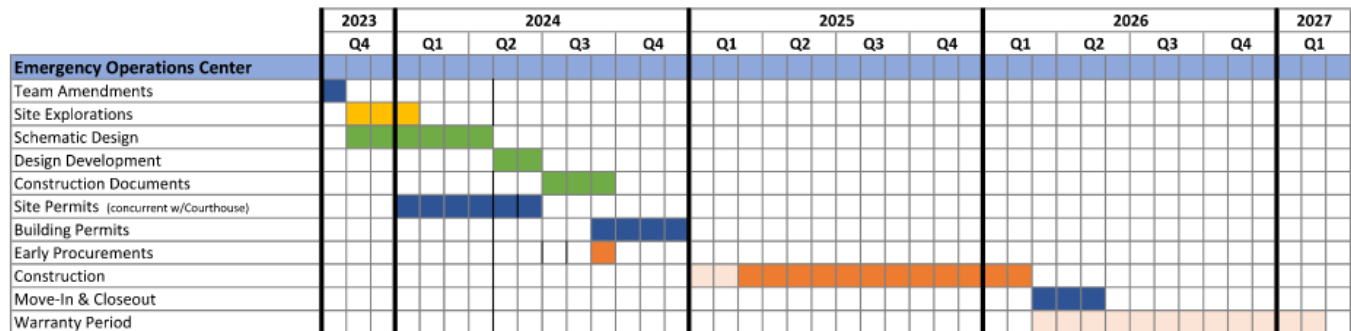
Budget Category	Budget	Encumbered	Expended
Design & Professional Services	\$ 1,790,314	\$ 1,702,920	\$ 530,862
Incidental	\$ 2,000	\$ -	\$ -
Jurisdictional	\$ 146,500	\$ -	\$ -
Construction	\$ 6,594,186	\$ -	\$ -
Furniture, Fixtures, & Equipment	\$ 300,000	\$ -	\$ -
Total	\$ 8,833,000	\$ 1,702,920	\$ 530,862

Construction Update

Construction of the EOC will run concurrently with the Courthouse. Permits are expected by the end of the year.

Schedule Update

The project is on schedule for completion in Spring 2026.



Updated: 05/24/2024

Groundbreaking Early Spring 2025

\$5M Bonds Available

\$1M FEMA Grant Expires

Occupancy Early Spring 2026

CONSENT CALENDAR

MINUTES OF THE MEETING
BENTON COUNTY BOARD OF COMMISSIONERS
Tuesday, May 21, 2024
9:00 a.m.

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

Elected Official: Ryan Joslin, Chief Deputy District Attorney

Staff: Jen Ambuehl, Debbie Sessions, Financial Services; April Holland, Kailee Olson, Damien Sands, Sarah Siddiqui, Ashley Talamantes, Rebecca Taylor, Health Services; Cory Grogan, Public Information Officer; Toby Lewis, Petra Schuetz, Community Development; Amanda Makepeace, BOC Staff; Tracy Martineau, Human Resources; Sean McGuire, Sustainability; Erika Milo, BOC Recorder; Jesse Ott, Natural Areas, Parks, & Events; Sheanna Steingass, Gary Stockhoff, Public Works; Paul Wallsinger, Facilities

Guests: John Harris, Horsepower Productions; Elizabeth Hazlewood, Jennifer Hewing, Charles Sanders, Pathfinder Clubhouse; Judy Juntunen, Courthouse Preservation Committee; Chloe Stewart, Community Outreach, Incorporated; Jill Van Buren, Historic Courthouse Advisory Committee; Tristin Young, Jackson Street Youth Services

1. Opening:
1. Call to Order

Chair Augerot called the meeting to order at 9:05 a.m.

2. Introductions

Augerot encouraged eligible residents to vote today; Benton County usually has one of the highest rates of voter participation in Oregon.

Augerot shared that former Benton County Commissioner Jay Dixon passed away recently, and thanked Dixon and his wife Patricia for their service to the County.

2. Review & Approve Agenda

No changes were made to the agenda.

3. Proclamations

3.1 Proclaiming May 2024 as Mental Health Awareness Month in Benton County, Proclamation #P2024-011 – Elizabeth Hazlewood, Pathfinder Clubhouse; Tristin Young, Jackson Street Youth Services (JSYS)

Talamantes explained that Pathfinder Clubhouse is a non-profit organization that helps adults find meaningful work. Benton County and Pathfinder shares many mental health clients.

Hazlewood read the Proclamation aloud. The 2024 theme is: “Where to Start: Mental Health in a Changing World.”

Young shared that JSYS is part of the Benton County Youth Suicide Coalition, which received a grant through Oregon Health Authority to promote suicide prevention and mental health. A Corvallis Community Center event will be held on May 25, 2024.

MOTION: Malone moved to proclaim May 2024 as Mental Health Awareness Month in Benton County, Proclamation #P2024-011. Wyse seconded the motion, which **carried 3-0.**

3.2 Proclaiming May 19 to May 25, 2024, as Public Works Week in Benton County, Proclamation #P2024-012 – Gary Stockhoff, Public Works

Stockhoff read the Proclamation aloud. The 2024 theme is: “Advancing Quality of Life for All.”

MOTION: Malone moved to proclaim May 19 to May 25, 2024, as Public Works Week in Benton County, Proclamation #P2024-012. Wyse seconded the motion, which **carried 3-0.**

4. Comments from the Public

No comments were offered.

5. Work Session

5.1 Monthly Health Update – April Holland, Health Services

Holland discussed pertussis, also called whooping cough, a highly infectious bacterial respiratory disease. Outbreaks tend to appear every three to five years. Cases have not increased in Benton County yet, but pertussis is circulating widely in Oregon. Symptoms include long coughing fits with a characteristic ‘whoop’ noise. Complications can be severe, especially in infants under one year of age. Lane County has declared a significant outbreak. One hundred cases have been reported statewide, compared to 17 a year ago. Other vulnerable populations include pregnant women, young children, and people with underlying conditions. To prevent increased spread, be up to date on the vaccine, use good respiratory hygiene, and be aware of the symptoms. Pertussis vaccine is available from primary care providers and pharmacies. Before the pertussis vaccine became widely available in the 1940s, there were 200,000 cases per year and

9,000 deaths among children. Now, thanks to vaccination, there are about 40-50,000 cases per year, and around 20 deaths. Pertussis is treated with antibiotics. Individuals can transmit the virus up to three weeks after coughing fits begin. Responding to a question from Malone, Holland shared that pertussis case numbers do not follow a strong seasonal pattern.

5.2 Quarterly Floodplain Program Updates – Toby Lewis, Community Development

Lewis noted that about 40% of flood insurance claims occur in low to moderate floodplain risk areas. Benton County is a cooperating agency reviewing the documentation that the Federal Emergency Management Agency (FEMA) is producing for the draft Biological Opinion that was released several years ago. Documents included a draft model ordinance and drafts of the first three chapters of the Environmental Impact Statement. The chapters identify four alternatives for the National Environmental Policy Act: 1. Do nothing. 2. No net loss option with exceptions. 3. No net loss option without exceptions. 4. No net loss option or project-specific habitat assessments. Lewis will meet with several other Public Works and Natural Areas, Parks, and Events staff today to start reviewing the documents. Comments are due by mid-June 2024.

The Marys River gage closure notice was recently removed from the United States Geological Survey (USGS) gage website thanks to additional funding for a next-generation water observing system in the Willamette River basin. However, the gage is annually eligible for future closure as the list of gages funded exclusively by USGS decreases. USGS has stated that if the gage is up for closure in future, staff will contact local communities and consider other options before placing the notice on the gage site. County staff, USGS, and Oregon State University are examining and testing new data collection methods. Staff are still in conversations with the City of Philomath about the gage.

FEMA is seeking ways to adjust the Community Rating System Program. Many communities have minimal floodplain implementation resources, and the program's extensive documentation requirements can prevent communities from actively participating and reducing flood risk. FEMA wants to embed equity into the program, delivering a community-centric modernized program and encouraging owners to buy flood insurance. This will be underway for several years.

A hybrid virtual/in-person open house will be held May 30, 2024 for the Luckiamute Watershed flood map revisions, working with the Army Corps of Engineers. FEMA also has a project to revise flood hazard mapping for the rest of Benton County. Staff worked with FEMA to centralize flood hazard revision data for streams that feed into the Luckiamute River. Draft maps may be available online by summer or fall 2024.

Malone noted he will attend the open house.

Augerot shared that during the Biological Opinion process, the County agreed to undertake community engagement. Augerot asked whether staff will bring the reviewed

draft documents back to the Board for discussion before providing comment, and when the County would seek broader community engagement.

Lewis replied that the response deadline is 5:00 p.m. on June 11, 2024, much sooner than expected. Lewis could review the documents at the next Goal Setting Meeting. The County can provide additional feedback after the deadline. The draft documentation is mainly for internal review. The County can distribute the information in some form, but cannot publish until it is officially public.

Augerot recommended discussing the item in the agenda-setting process, to ensure the Board aligns with staff's position. Augerot asked whether improved instrumentation would be installed at the Marys River gage.

Lewis replied the focus would be on maintenance of the current gage, but a temperature probe was installed.

Augerot noted there has been considerable mail on this topic. Hopefully the County will be able to create a partnership to sustain the gage.

At Malone's suggestion, Lewis will check whether the County can place the draft maps on www.bentoncountyor.gov.

5.3 Behavioral Health Deflection Program (BHDP) – Rick Crager, Assistant County Administrator; John Haroldson, Ryan Joslin, District Attorney's Office; Jef Van Arsdall, Sheriff; Damien Sands, Health Department

Crager explained that House Bill (HB) 4002 created the Oregon BHDP. In a deflection program, Behavioral Health and Law Enforcement collaborate to help individuals with substance use disorders avoid the more costly justice system. Staff are learning from counties with successful programs, such as Marion County, and are attending technical assistance webinars. Under HB 4002, Benton County will receive \$231,000 in General Funds for this biennium only; resources must be spent by June 30, 2025. Future funding will need to be addressed in the 2025 legislative session. Benton will use the funds for planning, development, and some operational cost. The County has executed an agreement with Willamette Criminal Justice Commission on the first part of the application; the second part is due July 1, 2025. To receive funding, the County must have a program coordinator and meet reporting and data requirements.

Crager is helping to facilitate the project team, which includes Sheriff Van Arsdall, District Attorney John Haroldson, Sands, Holland, Sara Hartstein (Health Services), Matt Wetherell (Juvenile Services), Augerot, and Lacey Mollel (Community Health Centers). So far, the team has met once to work on project mapping. Needful decisions include whom the program will serve: mainly individuals cited with substance abuse, but there is also a huge need for high-risk treatment. However, it is important to consider capacity and start with a small group. Another question is the geographic scope of the program. The team discussed the future Crisis Center as a possible point of assessment for cited individuals, which the Willamette Criminal Justice Commission

viewed favorably. Another important element is navigation. The County may have capacity for lower-risk individuals, but it is unclear who will serve clients with more complex treatment needs and behavioral health disorders. The next meeting will include two service providers. The next application must be much more specific on how funding is used. The County may be able to leverage more funding through Opioid Settlement Funds.

Malone asked whether the Crisis Center (CC) would be integrated into the BHDP.

Crager replied that remains to be determined. It is possible that instead of citing someone suffering from substance abuse, the person could be assessed at the CC to determine the best treatment. Crager confirmed that funding for the Crisis Outreach Responses and Engagement (CORE) team will be part of the BHDP.

Augerot shared that the funding can be used to increase the capacity of CORE-type programs and hire Law Enforcement; previous legislative funds for Mental Health crisis response programs did not include Law Enforcement costs. The County already has many of the elements of this project, but those elements need to be combined into a system. Teams working with this population include the Benton County Harm Reduction Team, the CORE Team, the Corvallis Police Department Community Livability Team, and the Good Samaritan Regional Medical Center Street Outreach Team. Another option is to partner with the Oregon State University (OSU) Team.

Crager added that the BHDP team is still determining the best place to assign the coordinator, possibly in Health Navigation. It will be important to lobby for continued funding during the 2025 legislative long session. This topic will probably receive attention from the Association of Oregon Counties (AOC) and the National Association of Counties.

Augerot shared that AOC is already aware of the topic, which is likely to be a priority.

Responding to a question from Wyse, Crager replied that the County has executed the agreement to receive 50% of the funds. The next part of the application must include a budget; meanwhile, the County will probably use the first installment to hire a coordinator. Some operational elements could come from those funds, or from other existing resources.

Joslin stated the program will start small; later, the County could broaden program participation. A BHDP provides a pre-charging, pre-court opportunity to help individuals who have committed lower-level crimes.

5.4 *Courthouse Preservation Committee (CPC) Update – Paul Wallsinger, Facilities; Judy Juntunen, CPC Chair

Augerot noted that May is Historic Resources Preservation Month in Benton County.

Juntunen reported that the CPC is working on its bylaws and mission statement and has found its original founding document (exhibit 1). CPC has advised the Board on

changes needed at the historic Courthouse (HCH), keeping the building's historic character while bringing it as close as possible to current technology standards. Changes were made so as to be reversible. CPC wishes to prepare a history of the HCH. Juntunen read aloud the CPC mission statement. The artifacts and furnishings inventory needs to be updated.

Wallsinger noted that Public Works has a copy of the inventory from the early 2000s; as the Courts transition to the new Courthouse, staff will ensure that historic items remain in the HCH.

Augerot commented that the mission statement refers to the preservation of the HCH, but not to its future. One of the recommendations the Historic Resources Commission will present (see item 9.5) is that the CPC take on the role of future visioning. Augerot indicated that the Board would probably direct CPC to broaden its mission statement to reflect that role.

Juntunen shared that CPC had suggested changes to its bylaws, but Counsel had stated that those changes would not necessarily be made.

Wallsinger noted that Public Works is rebuilding a robust administrative process for CPC.

Juntunen shared that in future, the CPC Chair needs to be more involved in communication with the County.

{Exhibit 1: Courthouse Preservation Committee founding document}

Chair Augerot recessed the meeting at 10:25 a.m. and reconvened at 10:34 a.m.

6. Consent Calendar

6.1 Proclaiming May 2024 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month in Benton County, Proclamation P2024-010

6.2 Approval of the February 20, 2024 Board Meeting Minutes

MOTION: Malone moved to approve the Consent Calendar of May 21, 2024. Wyse seconded the motion, which **carried 3-0.**

6. Public Hearing

PH1 Public Hearing Regarding Supplemental Budget 241101 for Community Health Centers, Resolution No. R2024-006 – Rick Crager, Assistant County Administrator; Debbie Sessions, Jenn Ambuehl; Financial Services

Staff Report

Crager explained that this budget does not reduce any services; instead, staff re-evaluated revenues to 'right-size' the budget for current services. While more services are needed, this budget does not change current Behavioral Health (BH) or Primary Health services. To reduce the budget, some positions were not filled as quickly or were left vacant, particularly in BH. Once the County can hire more employees who generate more revenue, BH will be able to expand services.

Augerot opened the Public Hearing at 11:06 a.m.

Public Comment

No comment was offered.

Chair Augerot closed the Public Hearing at 11:07 a.m.

Responding to questions from Wyse, Crager confirmed that the County budgeted funds for positions that are no longer filled, hence the adjustment. Similarly, the County previously projected revenues which have not been obtained, so those amounts are being corrected. The County is not making any transfers for any other purpose.

Wyse commented there has been much community interest and misinformation about this topic, yet no community members attended the Public Hearing. Wyse invited members of the public who are concerned about issues to attend future meetings.

Augerot noted that County BH clinicians see the most challenging patients with the most complex care needs. Legally, County Health Services cannot turn any patient away. This creates challenges because the County does not have enough staff, and makes it harder to find candidates willing to fill the positions. This budget simply acknowledges that the County does not have the staff to generate the projected revenue.

MOTION: Malone moved to adopt Resolution #2024-006 in the matter of Supplemental Budget 241101 for Community Health Centers. Wyse seconded the motion, which **carried 3-0.**

8. Old Business

8.1 Approval of Assessment and Tax (County Assessment Function Funding Assistance; CAFFA) Grant Application for Fiscal Period 2024-2025; Revised Resolution – Debbie Sessions, Financial Services

Sessions explained that the application was submitted to the State, but the Department of Revenue had questions about staffing and the software being purchased, so the application will be amended to reduce Fiscal Year 2024-2025 expenditures to just under \$100,000.

MOTION: Malone moved to approve the 2024-2025 CAFFA Grant Document, certifications, and resolution as presented and authorize the Interim Chief Financial Officer to digitally sign the online documents on behalf of the Board of Commissioners and submit to the Oregon Department of Revenue. Wyse seconded the motion, which **carried 3-0.**

9. New Business

9.1 2023 Agriculture and Wildlife Protection Plan (AWPP) Annual Report – Sheanna Steingass, Public Works

Steingass explained that AWPP is a unique community grant program where farmers can apply for reimbursements for non-lethal wildlife deterrents, as an alternative to killing predators or beavers. AWPP received \$47,475 for this biennium, including up to \$5,000 for outreach and education, and up to \$5,000 for emergency funds. About \$15,000 remains for the next grant cycle. Outreach in 2023 included a radio interview and tabling at various events. The annual press release was picked up by KEZI news. Steingass revised AWPP webpages with additional mitigation resources and a promotional video. AWPP worked with the City of Corvallis, the Marys River Watershed Council, the Bonneville Environmental Foundation, and the National Oceanic and Atmospheric Administration. A pond leveler was installed at Bruce Starker Arts Park in Corvallis using beaver mitigation funds.

AWPP had a record number of 17 applications and funded six projects plus two emergency grants. Due to the number of applicants, only first-time applicants received awards; only 46% of applicants were funded, but at the full requested amounts. Grants ranged from \$548 to \$5,000. All applicants were from the Corvallis, Philomath, or Albany areas. Holding applications in the spring instead of the fall worked better for most applicants. Funding comes mostly from Road Funds; next biennium, AWPP may request a General Fund match, and Steingass will seek grants. All funding goes back to taxpayers who are practicing sustainable agriculture. Staff are working with the United States Department of Agriculture (USDA) to continue non-lethal beaver mitigation for private residents.

Malone asked if Steingass had discussed funding with the USDA.

Steingass had worked with the USDA only on beaver issues. There are various activity-based Federal or smaller grants.

MOTION: Wyse moved to approve the 2023 Agriculture and Wildlife Protection Program Annual Report. Malone seconded the motion, which **carried 3-0.**

9.2 Approval to apply for InterCommunity Health Network Coordinated Care Organization (IHNCCO) Community Capacity Building Fund Grant – April Holland, Health Services

Holland explained that grant applications are due at the end of May 2024. The grant is funded by Oregon Health Authority and administered by IHNCCO. Through Oregon's 1115 Medicaid waiver, the State will fund outreach and services of Health-Related Social Needs (HRSN) (climate benefits, nutrition benefits, housing). The grant was designed to increase organizations' capacity to engage with those needs and the healthcare system through technology, business development, workforce development and outreach, education, and convening. IHNCCO has \$2.5 million statewide in one-time funding to increase capacity to help individuals access HRSN benefits. The

Coordinated Homeless Response Office (CHRO) will include a request for staffing, training, and administrative costs for the Flexible Housing Subsidy Program. The request will cover 25% of the cost of two new limited-duration staff positions which are currently in recruitment. The positions will be funded from House Bill 5019, freeing about \$180,000 in flexible funds for direct services to individuals. CHRO and IHNCCO meet monthly on the FlexPool project and other initiatives.

The Community Health Centers (CHCs) propose to use Community Capacity Building Funds to develop a curriculum for the Community Health Worker Training Hub, which is part of the Health Navigation Program. The curriculum will be tailored to healthcare providers, community-based organizations, and healthcare workers on how to serve justice-involved populations and their families. This will enhance the County's capacity to become a Medicaid billing provider of HRSN services. Training will focus on the unique needs of the justice-involved population, promoting reintegration and reducing recidivism. These applications will align with State, IHNCCO, and County goals to support health equity and integrate care for vulnerable populations, including unhoused individuals and individuals transitioning from incarceration.

Responding to a question from Malone, Holland replied that staff seek ongoing funding from IHNCCO and other sources. The CHC application will not entail permanent staff additions. For the CHRO program that staff are building with the Flexible Housing Subsidy Pool, this is a win-win situation.

Augerot noted that individuals in the affected populations often have substance use disorders, so this overlaps with Deflection Program clients, building a support system to help people before they become justice-involved.

Responding to a question from Wyse, Holland replied that Health Services and the CHCs will apply separately, but in close cooperation.

MOTION: Malone moved to approve the request from the Health Department and Community Health Centers to each submit an application for the IHN-CCO Community Capacity Building Fund grant. Wyse seconded the motion, which **carried, 3-0.**

9.3 Selection Process of Benton County's House Bill (HB) 5019 Rapid Rehousing Notice of Funding Opportunity (NOFO) for Case Management and Street Outreach – April Holland, Rebecca Taylor; Health Services

Holland explained that CHRO is developing a Flexible Housing Subsidy Pool (FHSP) to fill gaps and reduce barriers for service providers. The NOFO covers case management and street outreach. HB 5019 will provide \$1.12 million to rehouse 31 households by June 2025, including \$365,000 for case management and \$80,000 for street outreach. The NOFO was open from March 15-April 15, 2024. Proposals were reviewed by a committee including Home, Opportunity, Planning, & Equity Advisory Committee Board members, Community Services Consortium staff, and other Health staff. None of the five applicants offered a package that would fulfill all the needs of a FHSP. Staff request

approval to enter negotiations to meet the needs of the NOFO and FHSP program, and request that Crager or his designee make the final awards.

Taylor added that the NOFO received strong proposals which demonstrated a great understanding of the possibilities. Health is also hiring a program coordination and housing navigator. Staff wish to negotiate with top applicants to see if they are willing to work within a program instead of conducting their own program. Staff would help coordinate types of expertise with community needs. Staff anticipate receiving additional funding for the program launch. This will help staff work from economies of scale, instead of having three separate Rapid Rehousing programs in the community.

Wyse expressed approval for trying new strategies.

Augerot concurred. Benton has many of components, but needs a system that works better for people struggling with houselessness, a 'no wrong door' approach for rapid rehousing.

Malone requested a chart of how the elements fit together, including funding sources.

MOTION: Malone moved to authorize the Assistant County Administrator or their delegate to enter into negotiations with select applicants of the HB 5019 Rapid Rehousing Notice of Funding Opportunity. Wyse seconded the motion, which **carried, 3-0.**

9.4 Present Countywide Supplemental Budget Number 241201, Resolution No. R2024-008 – Debbie Sessions, Jenn Ambuehl; Financial Services

Sessions explained that when the County separated the Community Health Centers (CHCs) from the rest of the Health Department, the entire budget had to be revised. Sessions reviewed changes to 11 funds (see presentation), which mainly relate to capital outlay and contingency. Some funds from Behavioral Health (BH) were moved from CHCs to the General Fund (GF), but are still dedicated to BH services.

MOTION: Malone moved to forward Supplemental Budget 241201 to the June 4, 2024 Board meeting for public hearing and adoption. Wyse seconded the motion, which **carried 3-0.**

Chair Augerot recessed the meeting at 11:32 a.m. and reconvened at 12:00 p.m.

9.5 Historic Courthouse Advisory Committee (HCAC) Report Presentation –Jesse Ott, Natural Areas, Parks, & Events; Chris Westfall, Benton County District Court

Ott explained that since late 2021, HCAC has investigated ways to repurpose the historic Courthouse (HCH). Ott thanked HCAC members Peter Betjemann, Cristel Birdwell, Roz Keeney, Christopher Jacobs, Jessica Hougen, Scott McClure, Bob Richardson, Christina Rehkla, Jill Van Buren, Chris Westfall, and Christy Wood, as

well as Oregon State University (OSU) Interior Design 387 students and Professor David Jacobs, members of the Courthouse Preservation Committee, and County advisory staff Cynthia Delatorre (Health Services), Brenda Downum (BOC Office), Wallsinger, Inga Williams (Community Development), and Wyse.

Westfall read the conveyance letter aloud (see packet). The Board established the HCAC in March 2022 to investigate ways of repurposing the HCH and provide a recommendation. HCAC was told, "Any option is possible except demolition." HCAC explored a range of repurposing ideas, sought community input, and reached a consensus about a government/civic use, or an arts, education, and culture use. HCAC recommends one or the other, or a combination. The OSU class designs will be provided in an appendix.

Augerot praised the idea of blending government/civic uses with arts and culture elements, and the recommendation of programs which welcome a broader swath of community members. Augerot's biggest concern was investment sources. A public-private partnership would be ideal; Augerot was not sure how to solicit such a partnership, but the County can seek advice from other jurisdictions that have repurposed courthouses. Now the work will move to the CPC and broader public engagement.

Ott noted that staff are working through CFM Advocates to pursue National Park Service and State grants for further outreach and scoping. The Historic Preservation Celebration occurs on May 30, 2024, recognizing the work of HCAC.

Augerot noted that she and Wyse would attend the event.

Responding to a question from Malone, Westfall explained that the 2021 feasibility study by DLR Group examined financial aspects of remodeling other repurposed courthouses (see packet); the study will need to be updated. If a civic building is maintained in the same use-occupancy type, fewer upgrades are needed. HCAC recommended seismic stabilization before any future use. The Corvallis area needs small- and medium-scale performing arts venues and community meeting spaces. Part of HCAC's goal was to have the HCH as a public community building.

Ott shared that the Arts/Culture/Education Subgroup delved more into how these projects began.

Malone suggested holding an open house to encourage more people to see the inside of the HCH. Ott and Augerot concurred.

Augerot asked if other jurisdictions issued Requests for Proposals or calls for partnership.

Westfall replied that the packet (pages 16-17) includes other comparable courthouse projects that HCAC examined. Some called for proposals/concepts from the community. The OSU class presented options that HCAC had not considered. The County will

receive a similar response if a call is issued to the local community and the broader region.

Augerot observed that the County needs a partner with a view for revenue generation and long-term management, not just ideas. Managing an arts/culture space is not a core County function.

MOTION: Malone moved to accept the final report of the Historic Courthouse Advisory Committee. Wyse seconded the motion, which **carried 3-0.**

10. Announcements

No announcements were made.

11. Other

No other business was discussed.

Chair Augerot recessed the meeting at 12:30 p.m., then reconvened at 12:38 p.m. and immediately entered Executive Session.

12. Executive Session Under ORS 192.660[2][d] – Labor Negotiations and ORS 192.660[2][e] – Real Property Transactions

Chair Augerot exited Executive Session at 1:11 p.m. and immediately reconvened the regular Board Meeting.

13. Adjournment

Chair Augerot adjourned the meeting at 1:11 p.m.

Xanthippe Augerot, Chair

Erika Milo, Recorder

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

NEW BUSINESS

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Public Works

Contact Name * Gary Stockhoff, Marilee Hoppner

Phone Extension * 6010

Meeting Attendee Name * Gary Stockhoff, Marilee Hoppner

Agenda Item Details



Item Title * Order Modifying Deposit Requirements for Alsea Service District Water Users, Order No. D2024-049

- 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

Advertisement*

- Yes
 No

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Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues*

The collection and refunding of deposits for renters has proven problematic for the County to administer. Ultimately, the property owner is responsible for payment of the utility bill, so the Order will eliminate the collection of deposits for renters and authorizes the refunding of currently held deposits.

Options*

1. Approve the proposed Order
2. Decline to approve the proposed Order

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

Item Recommendations and Motions

Staff Recommendations* Staff recommends approval of the proposed Order.

Meeting Motions* I move to ...
adopt Order D2024-049

Meeting Motion

I move to adopt Order D2024-049.

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.






Exhibit A Deposit balances.pdf 31.71KB

CSD - Alsea - Order D2024-049 Deposit 95.86KB

Amendment.pdf

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

Department Approver GARY STOCKHOFF

<p>1.</p> <p><u>Department Approval</u></p> <p>Comments</p> <p>Signature </p>	<p>5.</p> <p><u>BOC Final Approval</u></p> <p>Comments</p> <p>Signature </p>
<p>2.</p> <p><u>Counsel Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>3.</p> <p><u>Finance Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>4.</p> <p><u>County Administrator Approval</u></p> <p>Comments</p> <p>Signature </p>	

BEFORE THE ALSEA COUNTY SERVICE DISTRICT GOVERNING
BODY FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON

In the Matter of Modifying)
Deposit Requirements for Alsea) ORDER NO. D2024-049
County Service District Water)
Users)

THE ABOVE ENTITLED MATTER COMING NOW FOR THE CONSIDERATION OF THE GOVERNING BODY, AND

IT APPEARING TO THE GOVERNING BODY

THAT the following modifications to the current order for the Alsea County Service District are proposed; and

THAT IT IS ORDERED AS FOLLOWS:

DEPOSIT (ACSD-1 SEC 9.2: The collection of a \$122.00 deposit (now \$141.00) for renters previously approved in Order No. 2013-038 is hereby rescinded, and that all existing deposit accounts be refunded where possible. Said list of renters to receive refunds is attached as Exhibit A.

NOW, THEREFORE, IT IS HEREBY ORDERED that the Alsea County Service District Governing Body approve the change in deposit collection requirements, and refund existing deposits, effective August 6, 2024.

Adopted this 6th day of August, 2024.

Signed this 6th day of August, 2024.

GOVERNING BODY

Xanthippe Augerot, Chair

Nancy Wyse, Vice Chair

Pat Malone, Commissioner

Exhibit A CUSTOMER	AMOUNT OF DEPOSIT			
	In UMS	Prior Worksheet		
137 Mitchell Barnes	\$141.00			
145 Cyntia Bourne		\$ 30.00	0140-P	Cynthia Bourne
173 Sandi Hendrix		\$ 122.00	0190-7R	Hendrix, Sandi
180 Candy Schneider		\$ 86.00	0490-3R	Candy Schnieder
181 Donna & Mason Sims		\$ 20.00	0240-P	Ulyses Sims
186 Dawn Webb		\$ 30.00	0050-4P	Dawn Webb
191 Sandra Colvin		\$ 86.00	0045-4R	Sandra Colvin
210 Linda Dinnocenzo		\$ 30.00	0290-2P	Linda Dinnocenzo
211 Janice Reeves		\$ 122.00	0299-4R	Reeves, Janice
212 Laric Cook		\$ 122.00	0300-1R	Cook, Laric
250 Doug Culley	\$144.00			
257 Bobby Larson	\$141.00			
265 Chelsey White	\$141.00			
284 Deborah Carpenter	\$141.00			
287 Blossem DeGroat	\$141.00			
291 Ashley Chesser	\$141.00			
298 David Fricke	\$141.00			
336 Cherry Campbell	\$141.00			
	<u>\$1,272.00</u>	<u>\$ 648.00</u>		

TTL Current Customers **\$ 1,920.00**

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Public Works

Contact Name * Laurel Byer

Phone Extension * 6013

Meeting Attendee Name * Laurel Byer

Agenda Item Details



Item Title * In the Matter of Initiating Proceedings to Transfer Jurisdiction of the following County Road to the City of Albany: NW Gibson Hill R, Order No. D2024-051

- 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 min

Board/Committee Involvement * Yes No

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

The City and County have signed an Intergovernmental Agreement No. 41-00092/500061 for the Jurisdictional Road Transfer. This IGA requests the County to initiate the road transfer when the roads are improved to the City of Albany's requirements. NW Gibson Hill Road was improved in 2022 to the City of Albany's standards and has met all warranty requirements per the agreement (See Attached Intergovernmental Agreement for the Jurisdictional Road Transfer). NW Gibson Hill Road is the final road to be transferred under this IGA. There are still additional County roads in the North Albany area within the limits of the City of Albany for which Benton County presently retains jurisdiction, control, and maintenance responsibility. The City and County recognize the importance of providing an orderly transition of services from county to city jurisdiction as the North Albany area transitions from a rural to urban character. The City and County agree that staff for both parties shall work together to put forward such transfers as they may be warranted. It is anticipated that staff will work on an updated IGA for Jurisdictional Road Transfer in the near future.

Options *

Approve or Deny the Order to Initiate the Transfer of Jurisdiction

Fiscal Impact *

- Yes
- No

Fiscal Impact Description *

When these roads are transferred to the City of Albany it will save both jurisdictions time with respect to the administrative duties related to public inquires. In addition, all of Benton County's annual cost in repair, construction, and improvement shall be the responsibility of the City of Albany.

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 *

NW Gibson Hill Road improvements included a grind and inlay, as well as completing a sidewalk network and associated accessible ramps. These improvements increased safety and livability in the neighborhood which encouraged building social connections and belonging.

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 *

NW Gibson Hill Road improvements included a grind and inlay, as well as completing a sidewalk network and associated accessible ramps. These improvements increase safety and enhance mobility for all users of the corridor.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* Staff respectfully recommends that the Board approve the Order to Initiate the Transfer of Jurisdiction and to set a Public Hearing date of September 3, 2024.

Meeting Motions* I move to ...
I move to adopt Order No. D2024-051 In the Matter of Initiating Proceedings to Transfer Jurisdiction of the following County Road to the City of Albany, Oregon: NW Gibson Hill Rd (County Rd #04910) and setting a Public Hearing date for September 3, 2024.

Meeting Motion

I move to adopt Order No. D2024-051, In the Matter of Initiating Proceedings to Transfer Jurisdiction of the following County Road to the City of Albany, Oregon: NW Gibson Hill Rd (County Rd #04910) and setting a Public Hearing date for September 3, 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.

080624 ORDER to initiate the transfer jurisdiction
2024.pdf 117.57KB

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

Department Approver GARY STOCKHOFF

<p>1.</p> <p><u>Department Approval</u></p> <p>Comments</p> <p>Signature </p>	<p>5.</p> <p><u>BOC Final Approval</u></p> <p>Comments</p> <p>Signature </p>
<p>2.</p> <p><u>Counsel Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>3.</p> <p><u>Finance Approval</u></p> <p>Comments</p> <p>Signature </p>	
<p>4.</p> <p><u>County Administrator Approval</u></p> <p>Comments</p> <p>Signature </p>	

AFTER RECORDING
Return To
Benton County Public Works

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

In the Matter of Initiating Proceedings to)
Transfer Jurisdiction of the following County Road) **ORDER NO. D2024-051**
NW Gibson Hill Rd, County Road No. 04910) **NOTICE OF PUBLIC HEARING**
)

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

IT APPEARING TO THE BOARD

THAT, the City of Albany has requested through Intergovernmental Agreement No. 41-00092/500061 for Jurisdictional Road Transfer, that the County transfer the above described Benton County Road; and

THAT; Pursuant to ORS 373.270, proceedings be initiated to transfer jurisdiction to the City of Albany the following road: NW Gibson Hill Road (County Rd#04910) lying within that property annexed into the City of Albany; and

NOW, THEREFORE, IT IS HEREBY ORDERED that September 3, 2024, be established for conducting a public hearing on the proposed transfer of jurisdiction and that such hearing be held at 11:00 a.m in the Holmes Shipley Meeting Room, 4500 Research Way, Corvallis, Oregon; and

IT IS FURTHER ORDERED that notice of the hearing be provided by the County Surveyor in accordance with ORS 373.270 (2a).

Adopted this 6 day of August, 2024

Signed this 6 day of August, 2024.

BENTON COUNTY BOARD OF COMMISSIONERS

Xanthippe Augerot, Chair

Nancy Wyse, Vice-Chair

Patrick Malone, Commissioner

Approved as to form:

Vance Croney, County Counsel

Date

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Health Services

Contact Name * April Holland

Phone Extension * 6840

Meeting Attendee Name * April Holland

Agenda Item Details ⬆

Item Title * Permission to Apply for One-time Funding for Coordinated Homeless Response Office

- 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

Item Issues and Description

Identified Salient Issues *

With the support of the Board of Commissioners, the Coordinated Homeless Response Office (CHRO) intends to apply for two upcoming funding opportunities.

1. The Delivery System Transformation (DST) grant provides one-time funding for proposals that transform the healthcare delivery system. This grant is administered by InterCommunity Health Network Coordinated Care Organization (IHN-CCO). The CHRO DST application intends to propose a landlord engagement and incentive initiative as a strategy of the Flexible Housing Subsidy Pool (FHSP) program, with a goal to recruit private property owners and managers as part of the community's response to homelessness. It includes development of innovative contracts that help incentivize property owners and managers to participate through assurances of tenant supports, consistent and reliable payments, facilitation of the Oregon Landlord Guarantee program, and assistance with various additional resources. The FHSP intends to be a partner and a central point of contact for property owners and managers to connect with resources to increase access to units, help people sustain housing with eviction prevention, and provide conflict resolution. The FHSP has identified specific needs for the strategy to be successful, including funds for portions of the FHSP Coordinator and FHSP Housing Navigator salary for outreach and education to participating and non-participating property owners and managers, as well as resources to develop a campaign and resources for communications geared toward a landlord incentive program. The requested one-time funding for this project amounts to \$125,000.

The CHRO has been invited to present the proposed project on August 15 and awardees will be selected in the fall.

2. The CHRO seeks Board approval to apply for a new pilot housing opportunity from Oregon Housing and Community Services (OHCS). In response to ongoing feedback highlighting the need for additional specialized resources to support individuals experiencing homelessness who also have behavioral health diagnoses, \$3.4 million has been set aside through the Oregon Rehousing Initiative (ORI) for a behavioral health pilot program, called Housing 360.

The objectives of the Housing 360 Pilot are as follows:

- a. Improve housing and behavioral health outcomes for individuals with a behavioral health diagnosis who are living unsheltered or otherwise homeless.
- b. Reduce racial disparities in these housing and behavioral health outcomes.

These goals will be achieved by increasing coordination and/or integration of behavioral health, homelessness response, housing, physical health, and social services, as applicable. Success will depend on the effectiveness of cross-system collaboration at the regional level.

Estimated award amounts are expected to range from \$750k to \$1M, with an estimated total of 3-4 pilot projects being selected. Proposals are due to OHCS on September 16.

While this will be a competitive process, this pilot aligns very well with work already underway in development of the Flexible Housing Subsidy Pool program, and would be a fantastic complement to existing strategies.

Page 154 of 172

Options*

Approve the Coordinated Homeless Response Office to apply for one-time grant funds through opportunities presented through IHN-CCO Delivery System Transformation and the Oregon Community and Housing Services Department Housing 360 initiative.

OR

Decline to approve the Coordinated Homeless Response Office to apply for one-time grant funds through opportunities presented through IHN-CCO Delivery System Transformation and the Oregon Community and Housing Services Department Housing 360 initiative.

Fiscal Impact*

- Yes
- No

Fiscal Impact Description*

Any funds awarded through these grants would expand and supplement existing awards. No negative fiscal impact is anticipated.

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 *

Benton County's Flexible Housing Subsidy Pool works to address barriers to accessing housing and support services for Black, Indigenous, Latino/a/e, Asians, Pacific Islanders, immigrants and refugees and other marginalized communities disproportionately impacted by housing instability and homelessness. The FHSP based on a model of strong partnerships and effective coordination of community resources directly contributing to a resilient community. Housing is health, the FHSP prioritizes strategies that reduce barriers to long-term housing stability that contributes to vibrant livable 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***

Benton County's Flexible Housing Subsidy Pool prioritizes strategies to improving access to long-term housing stability. These strategies include providing services to support health and safety throughout a person's entire journey from unsheltered homelessness to permanent housing in a safe and secure environment. The development of the FHSP will work to provide rapid response and quick deployment and coordination of resources able to respond to emergencies on an individual and community level. The FHSP works to centralize housing resources through innovative ownership models and strong partnership between housing developers/owners and social services.

Recommendations and Motions

Item Recommendations and Motions

Staff

Recommendations *

Staff recommend that the Board of Commissioners approve the request from the Health Department's Coordinated Homeless Response Office to apply for both the IHN-CCO DST grant and the OHCS Housing 360 pilot initiative.

Meeting Motions *

I move to ...
approve the request from the Health Department to apply for the IHN-CCO DST grant and the OHCS Housing 360 pilot initiative.

or

decline the request from the Health Department to apply for the IHN-CCO DST grant and the OHCS Housing 360 pilot initiative.

Meeting Motion

I move to approve the request from the Health Department to apply for the IHN-CCO DST grant and the OHCS Housing 360 pilot initiative.

or

I move to decline the request from the Health Department to apply for the IHN-CCO DST grant and the OHCS Housing 360 pilot initiative.

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.

20240709 OHCS Housing 360 opportunity.pdf 774.58KB

Comments (optional)

The IHN-CCO DST RFP guidelines can be found at <https://ihntogether.org/wp-content/uploads/sites/4/2024-IHN-CCO-Request-for-Proposal-Guidelines.pdf>.

Attached is correspondence from OHCS outlining the Housing 360 opportunity.
If you have any questions, please call ext.6800

**Department
Approver**

APRIL HOLLAND

BOC Initial Approval

Approvals Required Counsel
 Finance
 HR

Counsel Approver TERESA FARLEY

**County
Administrator
Approver** RACHEL MCENENY

Comments

1.

Department Approval

Comments

Signature



April Holland

2. Teresa Larson for Vance Croney

Counsel Approval

Comments

Signature



TERESA LARSON IN BEHALF OF COUNTY COUNSEL, VANCE COUNTY

3.

County Administrator Approval

Comments

Signature



Rachel L McEneny

4.

BOC Final Approval

Comments

Signature



Amanda Makepeace

HOLLAND April

Subject: New OHCS Funding Opportunity: Housing 360 Pilot
Attachments: image002.jpg; Housing 360 Pilot Proposal Template.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning:

OHCS is excited to announce a new statewide funding opportunity available to MAC groups and LPGs across the Balance of State. In response to ongoing feedback highlighting the need for additional specialized resources to support individuals experiencing homelessness who also have behavioral health diagnoses, \$3.4 million has been set aside through ORI for a behavioral health pilot program, called Housing 360. The objectives of the Housing 360 Pilot are as follows:

1. Improve housing and behavioral health outcomes for individuals with a behavioral health diagnosis who are living unsheltered or otherwise homeless.
2. Reduce racial disparities in these housing and behavioral health outcomes.

These goals will be achieved by increasing coordination and/or integration of behavioral health, homelessness response, housing, physical health, and social services, as applicable. Success will depend on the effectiveness of cross-system collaboration at the regional level.

The not to exceed amount that The Housing 360 Pilot program may award collectively is a total of \$3.4 million to selected regions for implementation of regional pilot initiatives. **Estimated award amounts are expected to range from \$750k to \$1M, with an estimated total of 3-4 pilot projects being selected.** OHCS invites all EO MAC regions and LPG regions across the Balance of State to apply. No more than one proposal should be submitted from each MAC/LPG. The MAC/LPG must be the entity applying for funding but can designate a fiscal entity to receive the funding on behalf of the LPG or MAC. OHCS recognizes that rural communities across Oregon face a dearth of access to housing supports, a rising number of people experiencing homelessness across these regions, and severe challenges around behavioral health capacity. In recognition of the need for deeper investment in behavioral health and homelessness in rural Oregon, OHCS seeks to include among the funded regional pilot initiatives those that serve rural communities.

Regions requesting funds through the Housing 360 Pilot should review the attached funding description and respond to the questions provided. **These Regional Plan Proposals are due to OHCS by Midnight, Friday August 9th.** Technical assistance will be available for regions during the planning process. In addition, OHCS will host the following *optional* spaces for questions and discussion:

1. Drop-in office hours: This meeting will not have a set agenda, but rather will be an available space for general questions regarding the pilot program, your proposal, etc.
 1. Thursday, 7/18 from 9:00 – 10:00 AM (PDT)
 2. Meeting invite to follow (Teams)
2. Webinar Discussion on Effective Strategies: OHCS is partnering with John Gilvar, a behavioral health and homelessness national expert, to provide additional technical assistance support for the Housing 360 pilot. During this webinar, John will share effective strategies that have proven successful nation-wide, followed by a Q&A discussion.
 1. Thursday, 7/25 from 11:00 AM – 12:30 PM (PDT)

2. Meeting invite to follow (Zoom)
3. *This meeting will be recorded and distributed to this list.*
3. Drop-in office hours: Like the first session above, this meeting will not have a set agenda and is intended for Q&As, including any remaining questions from the 7/25 webinar.
 1. Tuesday, 7/30 from 2:00 – 3:00 PM (PDT)
 2. Meeting invite to follow (Teams)

In addition to these resources, TA support is available and can be provided in a 1:1 setting. Please don't hesitate to email EO2302.questions@HCS.oregon.gov with questions or requests for support.

In partnership,

OHCS | Emergency Homelessness Response Team
Oregon Housing & Community Services
725 Summer St NE, Suite B | Salem, OR 97301

BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 08/06/24

View [Agenda Tracker](#)

Suggested Placement * BOC Tuesday Meeting

Department * Health Services

Contact Name * Andy Chuinard

Phone Extension * 6830

Meeting Attendee Name * Andy Chuinard, Sara Hartstein, Rocio Muñoz

Agenda Item Details



Item Title * Statement of Support for Restricting Flavored Tobacco Products

- 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

Advertisement*

- Yes
- No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues *

A new generation of children and youth have become addicted to nicotine by way of vaping and flavored tobacco products. These new products are cheap, contain extremely high nicotine content, and are marketed in appealing flavors like fruit punch, cotton candy, etc. Developing adolescent brains are more susceptible to the impact of nicotine addiction and can be impacted severely – exacerbating mental health challenges like anxiety, learning, and depression.

Data shows that users of these flavored tobacco products are overwhelmingly young people. Over two-thirds of Oregon youth who use tobacco, use flavored tobacco products, compared to one-quarter of older adults who use tobacco.

The Oregon Legislature is planning a bill designed to ban the sale of flavored tobacco in the 2025 session. Local and regional support would bolster their efforts statewide.

Options *

1. Approve to make/sign the support statement as written,
2. Approve to make/sign the support statement with updates/changes,
3. Decline to make/sign the support statement,

OR

4. Provide other guidance to staff

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 *

Protecting youth from a potential lifetime of nicotine addiction connects to the 2040 Thriving Communities Initiative by:

- 1) Restricting flavored tobacco products as an appealing and easy pathway to initiate and maintain nicotine addiction, in order to prevent youth nicotine addiction and promote a generation of healthy young people, and
- 2) Promoting equity – tobacco companies intentionally target marginalized communities and communities of color, to sell their addictive products.

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 *

NA

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations * The Health Department recommends that the Board sign/approve the statement of support for recommending flavored tobacco.

Meeting Motions * I move to ...
...adopt Resolution No. R2024-022 declaring the Board of Commissioners support for the restriction of flavored tobacco products.

Meeting Motion

I move to adopt Resolution No. R2024-022 declaring the Board of Commissioners support for the restriction of flavored tobacco products.

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.

8.3 Resolution-Flavored Tobacco.v2.pdf

136.38KB

Comments (optional)

Happy to update or change the Resolution document as needed. My apologies, I typically am drafting Orders, and then only one or two a year..

If you have any questions, please call ext.6800

Department Approver

APRIL HOLLAND

BOC Initial Approval

Approvals Required Counsel

Finance

HR

Counsel Approver TERESA FARLEY

**County
Administrator
Approver** RACHEL MCENENY

Comments

1.

Department Approval

Comments

Signature




April Holland

2. Teresa Larson on behalf of Vance Croney

Counsel Approval

Comments

Signature



TERESA LARSON ON BEHALF OF COUNTY COUNCIL, VANCE CRONEY

3.

County Administrator Approval

Comments

Signature



Rachel L McEneny

4.

BOC Final Approval

Comments

Signature



Amanda Makepeace

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

**In the Matter of Supporting Ending the Sale of)
Flavored Tobacco Products and Protecting) RESOLUTION No. R2024-022
Youth from a Lifetime of Nicotine Addiction)**

WHEREAS two thirds of Oregon youth who use tobacco use flavored products, compared to a quarter of older adults who use tobacco, thus beginning a lifetime of addiction¹; and

The tobacco industry’s use of candy flavors like bubblegum, blue raspberry, root beer, and minty menthol entices generations of consumers – especially children, students, and communities of color – and hooks them on the massive amount of nicotine delivered by their tobacco products²; and

The tobacco industry spends millions on lobbying so retailers can continue selling candy-flavored products commercialized to youth³; and

Nine out of 10 adults who smoke report that they started by the age of 18, and in Oregon, 10.8% of 11th grade students use e-cigarettes⁴, and 5,000 youth under 18 try cigarettes for the first time each year; and

Menthol cigarettes have caused substantial harm to public health, particularly to Black Americans. For more than 60 years, the tobacco industry has targeted Black Americans with marketing and price promotions for menthol cigarettes, and as a result, 85% of Black Americans who smoke use menthol cigarettes⁵; and

A 2020 Surgeon General report concluded that, “Prohibiting flavors, including menthol, in tobacco products can benefit public health by reducing initiation among young people and promoting cessation among adults”⁶; and

The FDA prohibits cigarettes from having candy, fruit, and spice as their characterizing flavors⁷, because these flavors make tobacco products especially appealing to youth, and can lead to a lifetime of tobacco addiction; and

¹ Oregon Health Authority Public Health Division, Health Promotion and Chronic Disease Prevention Section. Oregon tobacco facts. Available at: <https://www.oregon.gov/oha/ph/preventionwellness/tobaccoprevention/pages/oregon-tobacco-facts.aspx>

² <https://www.doj.state.or.us/media-home/news-media-releases/oregon-leads-438-million-agreement-with-juul-labs/>

³ <https://www.fda.gov/news-events/congressional-testimony/epidemic-continues-youth-vaping-america-06232021>

⁴ <https://www.samhsa.gov/data/release/2021-national-survey-drug-use-and-health-nsduh-releases>

⁵ CDC, “Current Cigarette Smoking Among Adults—United States, 2005-2015,” Morbidity & Mortality Weekly Report, 65(44): 1205-1211, November 11, 2016, http://www.cdc.gov/mmwr/volumes/65/wr/mm6544a2.htm?s_cid=mm6544a2_w

⁶ Smoking Cessation: A Report of the Surgeon General – Key Findings, <https://www.hhs.gov/surgeongeneral/reports-and-publications/tobacco/2020-cessation-sgr-factsheet-key-findings/index.html>

⁷ <https://www.fda.gov/tobacco-products/rules-regulations-and-guidance/family-smoking-prevention-and-tobacco-control-act-overview>

Tobacco use kills over 8,000 Oregonians annually, costing almost \$5.7 billion in medical expenses and lost productivity⁸, and \$373.6 million in annual Medicaid costs⁹; and

Oregon is positioned to be a national leader, as there are only seven states and 344 U.S. jurisdictions which prohibit flavored tobacco sales so far.¹⁰ During the 2023 legislative sessions, Vermont (H204), Washington (SB 5239), Maryland (SB 259), Hawaii (HB 551), New Mexico (HB 0094), New York (A 3907), New Jersey (A 4120) and Indiana (HB 1133) introduced legislation to prohibit the sale of flavored tobacco products, including menthol-flavored cigarettes. This level of policy intervention has momentum, is based on a demonstrated and shared need, and is quickly becoming a legislative priority across the country.

THEREFORE, BE IT RESOLVED that:

- The Benton County Board of Commissioners strongly encourages the Oregon Legislature to pass legislation ending the sale of flavored tobacco products, including menthol; and
- We must act immediately to protect youth and targeted communities from the tobacco industry's candy-flavored and minty-menthol tobacco used to lure young people into a lifetime of addiction.

Adopted this 6th day of August, 2024.

Signed this 6th day of August, 2024.

BENTON COUNTY BOARD OF COMMISSIONERS

Xanthippe Augerot, Chair

Nancy Wyse, Vice Chair

Pat Malone, Commissioner

⁸ <https://www.oregon.gov/oha/ph/preventionwellness/tobaccoprevention/pages/oregon-tobacco-facts.aspx#s2>

⁹ <https://www.tobaccofreekids.org/problem/toll-us/oregon>

¹⁰ https://truthinitiative.org/sites/default/files/media/files/2022/01/Q3%202021%20draft_FINAL-Sept302021.pdf