



Philomath

OREGON

January 2018

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City Submits Letter of Interest for Economic Development Grant

The City has submitted a Letter of Interest for a Rural Opportunity Initiative Grant. The Rural Opportunity Initiative is a strategy to unify and strengthen business development resources to build rural prosperity through capacity-building grants. The initiative places value on entrepreneurship-based economic development, which emphasizes the creation and support of entrepreneurs and small businesses. The overarching goal is to position rural communities for success as they strengthen entrepreneurship-based economic development in their communities. If selected, the City will submit a full application for a grant up to \$45,000 to pay for consultation services with the Oregon Regional Accelerator and Innovation Network (RAIN).

Park Shelter Echo Fading

Public Works has taken on the project of reducing the echo in the Randy Kugler Community Hall at City Park. Since the shelter's construction three years ago, shelter users, including the Philomath Lions Club, have complained that the hard floor and high ceilings create an echo chamber, making it impossible to hold their meetings there. The City looked at several options to solve the echo problem. Just to get an estimate from a professional panel installer was going to cost \$1500, and the rough estimate for the panels was upwards of \$20,000 installed. The City also looked at purchasing a large curtain, but the cost was around \$15,000. Public Works Director Kevin Fear has researched the benefits of foam/cloth panels and purchased the materials needed to make them in house. With thin plywood for backing and installation brackets, he estimates the total project cost will come in at under \$4000.

The City continually looks for ways to keep costs down and save money. Taking the shelter echo project on is just another example of the efficient and effective local government that is provided by Philomath City staff.



philomathconnection

SATURDAY SERVICE

Starting January 13, 2018, the Philomath Connection will begin offering Saturday service as part of its regular schedule. The bus stops/shelters and the route direction for Saturday service are exactly the same as weekday service. Saturday service is as follows:

- A one-way run from Philomath to Corvallis beginning at 7:10AM from the Philomath City Library.
- Three round trip runs from Corvallis to Philomath to Corvallis beginning at the Corvallis Downtown Transit Center at 11:15AM, 3:00PM & 5:25PM.

CorvallisTransit.com 541-766-6998

CITY MEETINGS & EVENTS

JANUARY 2018

Jan. 1 – City offices closed for New Year's Holiday

Jan. 2 – Park Advisory Board, 5 p.m.

Jan. 8 – City Council, 7 p.m.

Jan. 15 – City offices closed for Martin Luther King Jr. Holiday

Jan. 22 – Planning Commission, 7 p.m.

FEBRUARY 2018

Feb. 1 – Public Works Committee, 5 p.m.

Feb. 6 – Park Advisory Board, 5 p.m.

Feb. 12 – City Council, 7 p.m.

Feb. 19 – City offices closed for Presidents' Day Holiday

All meetings are at City Hall unless otherwise indicated. Schedule subject to change. See City website calendar for finalized schedule.

Annexation Public Hearings Scheduled

The City has scheduled Public Hearings for Monday, January 22, 2018 with the Planning Commission and February 11, 2018 with the City Council to discuss three types of annexations that are likely to come before the voters in the May 2018 Primary Election. At its December 11th meeting, the City Council reviewed the following three types of annexations that will be considered.

1. Island Annexations

Property “islands” are created when surrounding properties are annexed into the City, leaving one or more unincorporated county lots completely surrounded by city lots. These islands have access and receive the same benefits as neighboring properties: public safety, public library, bus service, nuisance enforcement, public parks and other quality of life benefits; but they don’t help pay for them by way of property taxes.

This is a common issue that cities deal with and all types of arguments are made by property owners not wanting to annex into the City. Although we can all appreciate wanting to pay less in taxes, is it fair that a handful of property owners don’t help pay for the services they enjoy like everyone else?

Properties with commercial or industrial zoning and use would be annexed into the City limits immediately following a majority vote of the people; however, properties with residential zoning and use would be given a minimum of three years before being annexed.

2. Delayed Annexation Agreements

Delayed annexation agreements were used before the City’s current code provisions adopted in 1998 required voter approval to extend water and sewer service outside of city limits. Prior to that time, when a property outside the City needed water or sewer service, the owner signed a delayed annexation agreement which extended water or sewer to the property in exchange for agreeing to annex into the City upon the City’s request.

A property consisting of three separate lots owned by Oregon Sequoia, LLC and bordered by the City on three sides is being proposed for annexation by the

City. Annexing the property at the same time as the island annexations will save the City the cost of holding separate public hearings and bring closure to an ongoing dispute about the properties’ current rights to City water service.

3. Annexation by Non-Unanimous Triple Majority

Since 1992, the properties along Cooper Lane off of South 15th Street have received City water and sewer service even though they are not inside City limits. In order to annex the entire street, the City is required to have a “triple majority”.

The first majority required is the number of individual properties. Of the nine properties in the area to be annexed, five owners are either in favor of annexation or signed delayed annexation agreements when water and sewer services were first extended.

The second majority required is total area. The properties in favor of annexation have a total size of 0.92 acres while those opposed have a size of 0.8 acres.

The third majority required is total assessed value. The combined assessed value of the properties in favor is \$481,700 while the total of those opposed is \$357,462. Per City Development Code, this gives the area the triple majority required in order to be placed on the ballot for annexation.

The City Council is in favor of taking proactive steps to bring each of these properties into the City. This is primarily a fairness issue, requiring all properties encircled or nearly encircled by the City and receiving City services to pay their fair share of property taxes that help pay for the services they benefit from. The annexation of these properties was identified by the City Council in the 2017-2021 Philomath Strategic Plan. Altogether, these annexations would bring 24 individual properties, 24.52 acres of land and \$4,104,376 of assessed property value into the City.

Affected property owners and the surrounding areas have received direct notification of the public hearings as required by City Code. Staff reports will be available to the public the week prior to the first hearing. More information is available on the City website or by contacting City Hall.

Tree Collection and Recycling Available

Republic Services will provide collection and recycling of Christmas trees placed at curbside by 7 a.m. on the following dates:

- Friday, January 5th
- Thursday, January 11th

Trees should not have flocking or any other decorations (i.e. tinsel) on them and should only be placed curbside on the night before pickup. Please do not place trees in the curb earlier than the night before pickup.

