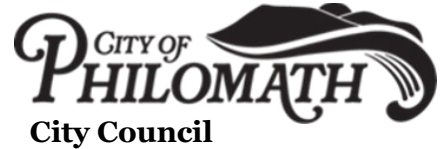


AGENDA

Philomath City Hall
980 Applegate St.
philomathoregon.gov



Date: Monday, July 13, 2026
Time: 7:00 PM
Location: Council Chambers / Live Stream on YouTube

Agenda Contact: cityhall@philomathoregon.gov

MISSION STATEMENT

To promote ethical and responsive municipal government which provides its citizenry with high quality municipal services in an efficient and cost-effective manner.

REGULAR MEETING

ITEM	PAGE
A. ROLL CALL	--
B. PRESENTATIONS	--
1. Greenbelt Land Trust – <i>Jessica McDonald, Executive Director</i>	--
2. Cascades West Council of Governments and Community Services Consortium – <i>Ryan Vogt, Executive Director</i>	--
C. PUBLIC COMMENTS	--
<p>See Meeting Participation Instructions on Page ii.</p> <p>Comments are limited to 3 minutes. A 30-second warning will be provided.</p> <p>Speakers should provide their name and city of residence. Those who attend public meetings are required to adhere to the council's rules of proceedings and observe the same standards of decorum as members of the council. Further, at the discretion of the presiding officer, members of the public who fail to observe these rules of procedure will be asked to discontinue speaking and will not be allowed to speak again for the remainder of the meeting.</p>	
D. CONSENT AGENDA	1
<p>The following items are considered to be routine and will be enacted in one motion.</p>	
1. Minutes of June 8, 2026 City Council meeting	1
2. Minutes of June 22, 2026 City Council meeting	5

E. NEW BUSINESS	11
1. 1348 Main Street RFP Preparation	11
2. Reassignment of Prosecutor Agreement with Ivers & Miller Law	19
F. ORDINANCES & RESOLUTIONS	21
1. Resolution 26-22 National Farmers Market Week Proclamation	21
2. Ordinance 895 Police Services Fee - <i>FIRST READING</i>	23
3. Resolution 26-23 Setting the Police Services Fee at \$5	27
G. REPORTS OF BOARDS, COMMISSIONS, COMMITTEES, COUNCIL LIASONS AND STAFF	29
1. Council Liaisons Reports	--
2. Management Report	29
H. INFORMATION & CORRESPONDENCE	31
1. July City Newsletter	31
2. YouTube Channel Views Report: June 2026	32
3. Philomath Connection Bus Ridership for June 2026	33
4. City of Philomath Election Results – Official Certification	35
5. 2026-27 Strategic Plan Priorities	38
6. 2025 Annual Report CWCOG	*
7. 2025 Annual Report CSC	*

* Documents provided separately from the agenda packet.

EXECUTIVE SESSION

ITEM	PAGE
I. EXECUTIVE SESSION	--

Mayor's Statement

The Philomath City Council will now meet in executive session for the purpose of consulting with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. The executive session is held pursuant to ORS 192.660(2)(h), which allows the Council to meet in executive session to conduct these discussions.

Designated staff, the news media and other designated persons shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. No final decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the public back into the room.

I would remind the Council Members and staff that the confidences in this executive session belong to the City Council as a body, and not to the individual members. These confidences should only be disclosed if the city Council as a body approves such a disclosure. If a member or staff person does not believe that they can maintain these

1. To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.
192.660(2)(h)

REGULAR MEETING (CONT'D)

J. RECONVENE IN PUBLIC SESSION

K. ADJOURNMENT

Meeting Participation Instructions

This meeting is being held in-person at the City Hall Council Chambers, and the public is invited to attend. Public comments and testimonies are also available via written or electronic participation. City meetings are live-streamed on the [City's YouTube channel](#).

Speaking in Person: Please fill out a Speaker Request Form on the table near the doors and give it to the City Recorder. If you have a written statement for the Council, please email it or provide 10 copies to the City Recorder who will distribute them to the Council.

Speaking Virtually: Register to speak by contacting the City Manager's office before 4:00 PM the day of the meeting. Email cityhall@philomathoregon.gov or call 541-929-6148 to provide your name, phone number, address, email, and topic. Presentation materials should be submitted as written testimony.

ADA Accessibility: The City will strive to accommodate for all residents. City Hall is ADA accessible meeting space. Given at least **two** business days' notice, an interpreter can be provided for the hearing impaired or those with limited proficiency in English.

Contact the City Manager's Office to make interpreter arrangements:
541-929-6148 | cityhall@philomathoregon.gov | PO Box 400, Philomath, OR 97370

Opportunities to Comment

Methods:

1. Appear at City Hall Council Chambers
2. Sign up to speak via phone or Zoom (contact City Hall)
3. Email written comments to City Hall
4. Deliver written comments to City Hall
5. Mail written comments to City Hall

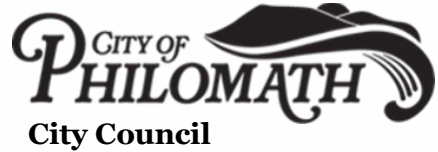
Deadline – Must be received by:

- Prior to Roll Call – day of the meeting
- 4:00 PM – day of the meeting
- Noon – day of the meeting
- Noon – day of the meeting
- Noon – day of the meeting

Upcoming City Meetings and Events

Refer to the City calendar on the City's website for the most up-to-date meeting information: philomathoregon.gov/calendar. Meetings may be cancelled or postponed.

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MINUTES

Regular Meeting

Philomath City Hall

980 Applegate St.

philomathoregon.gov

Date Monday, June 8, 2026

Time 7:00 PM

Location Council Chambers / Online

Recordings youtube.com/watch?v=J0CCRG5CVms

A. ROLL CALL (Start Time: 7:01 PM)

Meeting called to order by Mayor Christopher McMorran.

PRESENT

- Mayor Christopher McMorran
- Councilor Jessica Andrade
- Councilor Diane Crocker
- Councilor Brent Kaseman
- Councilor Richard Saalsaa

ABSENT

- Councilor Teresa Nielson
- Councilor Spencer Irwin

STAFF PRESENT

- City Manager Chris Workman
- Finance Director Mike Murzynsky
- Assistant City Manager Chelsea Starner

ABSENT

- City Recorder Crystal Weber

B. PROCLAMATION

1. Resolution 26-14 (Start Time: 7:03 PM)

Proclaiming Inclusivity

- Discussed the background and purpose of the proclamation.

Action To approve Resolution 26-14 with the suggested amendment on Page 1, Line 27 changing "violence threaten" to "violence still threatens."

Motion/Second Councilor Andrade/Councilor Saalsaa

Vote Action APPROVED 5-0

Yes: Andrade, Crocker, Kaseman, McMorran, Saalsaa

No: None

1
2
3 **C. PUBLIC COMMENTS (Start Time: 7:11 PM)**

- 4 • None.
- 5
-

6
7 **D. CONSENT AGENDA (Start Time: 7:11 PM)**

- 8 1. Minutes of May 11, 2026 City Council meeting
9 2. Minutes of May 27, 2026 City Council Special meeting

10
11 **Action** To approve the Consent Agenda as presented.

12 **Motion/Second** Councilor Kaseman/Councilor Saalsaa

13
14 **Vote** Action APPROVED 5-0

15 **Yes:** Andrade, Crocker, Kaseman, McMorran, Saalsaa

16 **No:** None

17

18
19 **E. NEW BUSINESS**

20 **1. 2026-2029 Capital Improvement Plan**

21 **Start Time 7:12 PM**

- 22 • Workman reviewed the Capital Improvement Plan (CIP) for Council allocation approval.
23 • Discussed budget allocations within each CIP category and asked clarifying questions.
24 • Consensus reached for staff to add a line item or note in the CIP Sewer section
25 identifying the amount transferred from the Land, Buildings, and Equipment fund to
26 provide additional transparency.
27 • Discussed City Hall facility improvements to just essential projects, including security
28 enhancements and ADA compliance improvements, and removing aesthetic
29 improvements.
30 • Discussed whether to keep the City Hall facility improvement funds where they are now
31 or reallocate the funds elsewhere.
32 • Reviewed the police vehicle replacement schedule and replacement timeline.

33
34 **Action** To approve the 2026/27 Capital Improvement Plan and allocation as
35 modified.

36 **Motion/Second** Councilor Saalsaa/Councilor Kaseman

- 37
38 • Noted maintaining a fully populated three-year Capital Improvement Plan rather than
39 leaving sections vacant.

40
41 **Vote** Action APPROVED 5-0

42 **Yes:** Andrade, Crocker, Kaseman, McMorran, Saalsaa

43 **No:** None

44

1 **2. Vision Statement for the Transportation Safety Action Plan**

2 **Start Time 8:21 PM**

- 3 • Workman summarized the TSAP Vision Statement draft.
- 4 • Discussed language within the draft.
- 5 • Consensus reached to direct staff to prepare a resolution for Council consideration that
- 6 includes the vision statement: "The City of Philomath's vision is to have safe streets,
- 7 including zero serious injuries or fatalities by 2040."

8

9 **3. City-owned Properties Status Update**

10 **Start Time 8:35 PM**

- 11 • Workman reviewed the agenda item summary on pp. 31-32.
- 12 • Discussed pros and cons of the parking proposal at Skirvin Park during the Frolic &
- 13 Rodeo.
- 14 • Discussed concerns regarding a private entity generating revenue while using City
- 15 property at no cost and limiting public access to a City park.
- 16 • Discussed concerns regarding the environmental impacts of vehicle parking on park
- 17 grass areas.
- 18 • To not include use of Marys River Park and Natural area.

19

20 **Action** To not include use of Marys River Park for parking in the lease agreement

21 for the Frolic & Rodeo.

22 **Motion/Second** Mayor McMorrان/Councilor Andrade

- 23
- 24 • Workman noted his prior service on the Frolic & Rodeo Board and stated that he no
- 25 longer has an affiliation with the organization.

26

27 **Vote** Action APPROVED 4-1

28 **Yes:** Andrade, Kaseman, McMorrان, Saalsaa

29 **No:** Crocker

30

31 Consensus reached to extend the meeting to 9:45 PM.

32

33

34 **F. ORDINANCES & RESOLUTIONS**

35 **1. Ordinance 894 (Start Time: 9:24 PM)**

36 Ramsey Alley Vacation – *First Reading*

- 37 • Workman read the title of Ordinance 894.
- 38 • Workman read the title of Ordinance 894 again.

39

40 **Roll Call Vote** Ordinance 894 APPROVED 4-2

41 **Yes:** Andrade, Crocker, Kaseman, McMorrان, Saalsaa

42 **No:** McMorrان

- 43
- 44 • Ordinance 894 will appear on the July agenda for a second reading.

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G. REPORTS OF BOARDS, COMMISSIONS, COMMITTEES, COUNCIL LIASIONS, AND STAFF

2. Management Report

Start Time 9:26 PM

- Andrade noted extension of Philomath 2050 survey.
- Workman provided an update on the Millpond Crossing development project.

1. Council Reports

Start Time 9:30 PM

- Andrade reported on the Benton County Historical Society's 75th Anniversary Celebration and noted that the free Pride event will be held on June 20, with donations being accepted.
- Kasemen reported on PYAC's annual carnival and noted the event and silent auction were successful.
- Crocker reported on an upcoming PCS event at Cardwell Winery in August and noted that donations are being accepted for the silent auction.
- Crocker reported on Philomath Fire & Rescue activity and statistics and provided an update from the Police Committee, including reports of historically low crime levels.
- Mayor McMorran reported on liaison appointments to OCWCOG and CWEDD and noted that staff may attend meetings as alternates when needed.
- Mayor McMorran reported on a proposal submitted by OSU to the National Science Foundation for the Frontiers of Advanced Semiconductor Technology initiative.
- Consensus reached to support Mayor McMorran's continued involvement on the panel for OSU's submission.
- Discussed results of the May 2026 Primary election and waiting on certified election results.

H. INFORMATION & CORRESPONDENCE (Start Time: 9:43 PM)

- None.

I. ADJOURNMENT (End Time: 9:47 PM)

The City Recorder maintains a recording of these proceedings with the agenda, minutes, and documentation associated with this meeting.

SIGNED:

ATTEST:

Christopher McMorran, Mayor

Crystal Weber, City Recorder



1 **MINUTES**

2 **REGULAR MEETING**

3 Philomath City Hall

4 980 Applegate St.

5 philomathoregon.gov

7 **Date:** Monday, June 22, 2026

8 **Time** 7:15 PM

9 **Location** Council Chambers / Online

10 **Recording** youtube.com/watch?v=b_f0vAKz6vU

13 **A. ROLL CALL & INTRODUCTIONS (Start Time: 7:15 PM)**

14 Meeting called to order by Mayor Christopher McMorran.

16 Mayor McMorran read a statement in recognition for Dale Collins.

18 **PRESENT**

ABSENT

19 Mayor Christopher McMorran

20 Councilor Teresa Nielson

21 Councilor Jessica Andrade

22 Councilor Diane Crocker

23 Councilor Spencer Irwin

24 Councilor Brent Kaseman

25 Councilor Richard Saalsaa

27 **STAFF PRESENT**

28 City Manager Chris Workman

29 Finance Director Mike Murzynsky

30 Assistant City Manager Chelsea Starner

31 City Recorder Crystal Weber

34 Workman read a statement in recognition for Dale Collins. Noted an upcoming ribbon-cutting ceremony for the installation of the new electronic readerboard.

37 Consensus was reached to move Agenda Item C before Agenda Item B.

38 **C. PUBLIC COMMENTS**

39 **1. Eric Nieman– Honoring the Former Mayor Dale Collins**

40 **Start Time 7:21 PM**

- 41 • Read a statement of recognition in honor of Dale Collins and noted his accomplishments
- 42 as mayor and volunteer in Philomath.

1 **2. Brad Fuqua – Honoring the Former Mayor Dale Collins**

2 **Start Time 7:21 PM**

- 3 • Quoted Dale Collins from an interview published in the article he authored.

4
5 The City Council held a moment of silence for Dale Collins.

6
7
8 **B. PUBLIC HEARING**

9 **1. Public Hearing for Fiscal Year 2025-26 Supplemental Budget**

10 **Start Time 7:29 PM**

- 11 • Mayor McMorran opened the public hearing at 7:29 PM.
12 • No conflicts of interest were disclosed.
13 • Murzynsky summarized the report as outlined in the agenda item summary in the
14 packet.
15 • Murzynsky answered questions presented by the Council.
16 • No requests to comment by the public.
17 • Public hearing closed at 7:35 PM.

18
19 **Action** To approve Resolution 26-16 and Exhibit A adopting a supplemental
20 budget for Fiscal Year 2025-26 and making appropriation increases and
21 changes for Fiscal Year 2025-26, as presented.

22 **Motion/Second** Councilor Saalsaa/Councilor Kaseman

23
24 **Vote** Action APPROVED 7-0

25 **Yes:** Andrade, Crocker, Irwin, Kaseman, McMorran, Nielson, Saalsaa

26 **No:** None

27
28 **2. Public Hearing for Fiscal Year 2026-2027 Taxes**

29 **Start Time 7:36 PM**

- 30 • Mayor McMorran opened the public hearing at 7:36 PM.
31 • No conflicts of interest were disclosed.
32 • Murzynsky summarized the report as outlined in the agenda item summary in the
33 packet.
34 • No requests to comment by the public.
35 • Public hearing closed at 7:38 PM.

36
37 **Action** To adopt Resolution 26-17, imposing and categorizing Ad Valorem taxes
38 for the City of Philomath for the fiscal year beginning July 1, 2026, and
39 ending June 30, 2027, at a rate of \$5.3005 per thousand dollars of
40 assessed valuation.

41 **Motion/Second** Councilor Saalsaa/Councilor Crocker

42
43 **Vote** Action APPROVED 7-0

44 **Yes:** Andrade, Crocker, Irwin, Kaseman, McMorran, Nielson, Saalsaa

45 **No:** None

1 **3. Public Hearing for Fiscal Year 2026-2027 State Shared Revenues**

2 **Start Time 7:39 PM**

- 3 • Mayor McMorran opened the public hearing at 7:39 PM.
- 4 • No conflicts of interest were disclosed.
- 5 • Murzynsky summarized the report as outlined in the agenda item summary in the
- 6 packet.
- 7 • No requests to comment by the public.
- 8 • Murzynsky answered questions presented by the Council.
- 9 • Public hearing closed at 7:42 PM.

10

11 **Action** To adopt Resolution 26-18, declaring the City's election to receive State

12 Shared Revenues pursuant to ORS 221.770 for the Fiscal Year 2026-

13 2027.

14 **Motion/Second** Councilor Kaseman/Councilor Crocker

- 15
- 16 • Mayor McMorran noted having a future discussion on the constant decrease.

17

18 **Vote** Action APPROVED 7-0

19 **Yes:** Andrade, Crocker, Irwin, Kaseman, McMorran, Nielson, Saalsaa

20 **No:** None

21

22 **4. Public Hearing for Fiscal Year 2026-2027 City Budget**

23 **Start Time 7:44 PM**

- 24 • Mayor McMorran opened the public hearing at 7:44 PM.
- 25 • No conflicts of interest were disclosed.
- 26 • Murzynsky summarized the report as outlined in the agenda item summary in the
- 27 packet.
- 28 • No requests to comment by the public.
- 29 • Staff answered questions presented by the Council.
- 30 • Public hearing closed at 7:47 PM.
- 31 • Deliberated on cuts proposed by the Budget Review Committee.

32

33 **Action** To approve Resolution 26-19 adopting Fiscal Year 2026-2027 budget as

34 recommended by the Budget Review Committee for budget

35 appropriations of \$31,946,909, and total ending fund balances of

36 \$2,813,956 for total requirements of \$34,760,865.

37 **Motion/Second** Councilor Saalsaa/Councilor Kaseman

- 38
- 39 • Commented on the distinction between individual budget line items and overall budget
- 40 totals and encouraged Council to consider the financial impact of specific actions when
- 41 prioritizing Strategic Plan goals.
- 42 • Commented on the role and qualifications of department directors in making budget
- 43 recommendations and emphasized the importance of respecting staff areas of expertise.
- 44 • Expressed concern that decisions regarding the proposed \$5 fee appeared to have been
- 45 made prior to the City Council meeting based on information shared on social media.

- 1 • Commended the Budget Review Committee and staff for their work in preparing and
- 2 finalizing the City's budget including efforts that reduced the proposed City Services Fee
- 3 from \$14 to \$5.
- 4 • Noted interest in exploring other options to increase revenue.

5
6 **Vote** Action APPROVED 6-1
7 **Yes:** Andrade, Crocker, Kaseman, Irwin, McMorran, Saalsaa
8 **No:** Nielson
9

10
11 Consensus was reached to move Agenda Item C before Agenda Item B.

12 **C. PUBLIC COMMENTS (Start Time: 7:58 PM)**
13

14
15 **CITY SERVICES FEE (Start Time: 8:20 PM)**

- 16 • Staff noted will bring forward an ordinance to the Council about the \$5 fee at the next meeting.
- 17 • Discussed alternative naming options for the City Services Fee and the low-income assistance
- 18 program that would provide a reduced fee for qualifying low-income households.
- 19 • Discussed how the fee would be applied to single-family residential, multi-family residential, and
- 20 commercial properties.
- 21 • Consensus reached for staff to bring an ordinance to the first Council meeting in July with an
- 22 emergency clause.
- 23 • Consensus reached to rename the City Services Fee to the Police Services Fee, and to reduce
- 24 the fee by 50% for qualifying low-income households.

25
26 **Action** To increase the \$5 fee to a \$6 fee.
27 **Motion/Second** Councilor Crocker/Councilor Nielson
28

- 29 • Discussed how the additional revenue generated by increasing the fee from \$5 to \$6 would be
- 30 used and noted that it would reduce the amount needed from the ending fund balance.

31
32 **Vote** Action FAILED 3-4
33 **Yes:** Crocker, Nielson, Saalsaa
34 **No:** Andrade, Kaseman, Irwin, McMorran
35

36
37 **D. NEW BUSINESS**

38 **1. Lease Agreement Amendment – Philomath Frolic & Rodeo, Inc.**

39 **Start Time 8:40 PM**

- 40 • Mayor McMorran reviewed the agenda item summary in the packet.
- 41 • Staff provided additional background on the lease agreement.
- 42 • Discussed including latitude and longitude coordinates in the agreement.
- 43 • Discussed amending the timeframe for reviewing the agreement.

- 1 • Discussed adding language providing greater flexibility for the parties to negotiate in
 2 good faith
 3 • Irwin declared a direct conflict of interest and recused himself from the discussion.
 4

5 **Action** To direct the City Manager to execute an amendment to the Lease
 6 Agreement with the Philomath Frolic and Rodeo, Inc., dated October 1,
 7 2018.

8 **Motion/Second** Mayor McMorrان/Councilor Saalsaa
 9

10 **Vote** Action APPROVED 6-0
 11 **Yes:** Andrade, Crocker, Kaseman, McMorrان, Nielson, Saalsaa
 12 **No:** None
 13

14 Recess declared at 8:55 PM. Reconvened at 8:58 PM.
 15

16 2. Transit Contract with Corvallis – Amendment 2

17 **Start Time 8:58 PM**

- 18 • Mayor McMorrان summarized the supplemental agenda item regarding the Philomath
 19 Connection bus service.
 20 • Workman provided a more detailed explanation of the amendment to the existing transit
 21 services agreement with the City of Corvallis.
 22 • Discussed if the increased amount is reflected in the approved budget, potential
 23 percentage of Corvallis-only ridership, and increase in administrative payments to
 24 Corvallis.
 25

26 **Action** To approve Amendment 2 to the transit contract with Corvallis with the
 27 sections of the original agreement that need updated to reflect current
 28 operations.

29 **Motion/Second** Mayor McMorrان/Councilor Saalsaa
 30

31 **Vote** Action APPROVED 7-0
 32 **Yes:** Andrade, Crocker, Irwin, Kaseman, McMorrان, Nielson, Saalsaa
 33 **No:** None
 34

36 E. ORDINANCES & RESOLUTIONS

37 1. Ordinance 894 (Start Time: 9:13 PM)

38 Ramsey Alley Vacation – *Second Reading*

- 39 • Weber read the title of Ordinance 894.
 40

41 **Roll Call Vote** Ordinance 894 APPROVED 6-1
 42 **Yes:** Andrade, Crocker, Irwin, Kaseman, Nielson, Saalsaa
 43 **No:** McMorrان

1 **2. Resolution 26-20 (Start Time: 9:15 PM)**

2 Ratifying a collective bargaining agreement between City of Philomath and AFSCME Local
3 3543, Council 75 represented employees

- 4 • Starner reviewed the agreement as outlined in the agenda item summary in the packet.
- 5 • Discussed bi-monthly wording and interpretations.

6

7 **Action** To approve Resolution 26-20 ratifying a collective bargaining agreement
8 between the City of Philomath and AFSCME Local 3543, Council 75
9 Represented Employees.

10 **Motion/Second** Councilor Saalsaa/Mayor McMorran

- 11
- 12 • Workman acknowledged Starner's efforts in facilitating discussions and helping the
13 parties reach an agreement.

14

15 **Vote** Action APPROVED 7-0
16 **Yes:** Andrade, Crocker, Kaseman, Irwin, McMorran, Nielson, Saalsaa
17 **No:** None

18

19 Consensus reached to extend the meeting to 9:40 PM.

20

21 **3. Resolution 26-21 (Start Time: 9:25 PM)**

22 Adoption of non-represented and management position pay schedules and COLA for Fiscal
23 Year 2026-2027

- 24 • Starner reviewed the background for the pay schedules and COLA as outlined in the
25 agenda item summary in the packet.
- 26 • Council presented questions to staff.

27

28 **Action** To approve Resolution 26-21 adopting a pay schedule for non-
29 represented and management positions, which includes a 2.8% cost of
30 living adjustment, effective July 1, 2026.

31 **Motion/Second** Councilor Saalsaa/Councilor Crocker

32

33 **Vote** Action APPROVED 7-0
34 **Yes:** Andrade, Crocker, Kaseman, Irwin, McMorran, Nielson, Saalsaa
35 **No:** None

36

37

38 **D. ADJOURNMENT (End Time: 9:38 PM)**

39

40 *The City Recorder maintains a recording of these proceedings with the agenda, minutes, and*
41 *documentation associated with this meeting.*

42

43 SIGNED:

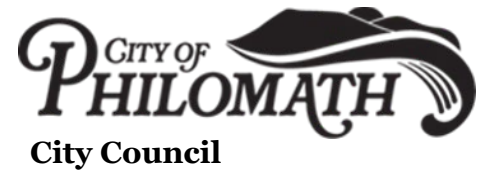
ATTEST:

44 _____

45 Christopher McMorran, Mayor

Crystal Weber, City Recorder

AGENDA ITEM SUMMARY



Title/Topic: 1348 Main Street Request for Proposals Preparation

Date: Monday, July 13, 2026

Department: Administration

Staff Contact: City Manager Chris Workman

ISSUE STATEMENT

Shall the City Council approve of the Request for Proposals (RFP) to select a team to move forward with in developing the property at 1348 Main Street? The RFP will be sent to the two qualified teams and is due by the end of the month.

BACKGROUND

This RFP is intended to identify the positive attributes of the development team and proposal the City would like to work with to develop the city-owned property at 1348 Main Street as a mixed use building. The RFP sets the following timeline:

RFP Schedule

RFQ Published	Jul. 15, 2026	
Email Intent to Submit a Proposal	Jul. 30, 2026	5:00 PM
Development Team Proposal Due	Aug. 4, 2026	2:00 PM

City staff will prepare a score sheet for each Council member to use in scoring proposals and prepare the Council for discussion and selection of a development team at its meeting in August.

Council members should review the RFP text and come prepared with recommended amendments for staff to make before releasing the request.

COUNCIL OPTIONS

1. Approve the RFP as presented by way of motion, directing staff to proceed with the proposed schedule.
2. Approve the RFP with specific amendments.
3. Reject the RFP and direct staff on how to proceed.

ATTACHMENT(S)

1. 1348 Main St Request for Proposals

Request for Proposals Mixed-Use Hotel or Housing above Commercial Space



Congratulations on being selected as a Qualified Development Team based on your response to the Request for Qualifications collected by the City of Philomath on March 2, 2026. This RFP is only being sent to the two development teams that submitted satisfactory qualifications.

Via this RFP, the City is asking for details about the development teams' vision for the site, including proposed preliminary schematic design, clear financial analysis/pro forma, deal structure, public engagement plan, and an acceptable timeline. The City understands that even at the proposal stage, the development team's design and financial analysis may be rough and subject to change.

Submit one hard copy proposal using 8½" x 11" size paper and one electronic copy.

Send proposals to:

City Manager Chris Workman,
980 Applegate Street / PO Box 400, Philomath, OR 97370
cworkman@philomathoregon.gov

Responses are due by 2:00 pm, August 4, 2026



The Site

- 1348 Main Street is located at the entry to Downtown Philomath.
- The site is comprised of two tax lots of roughly 0.42 acres. An adjacent lot of 0.11 acres may also be available for purchase, for a total of up to 0.53 acres between the three tax lots.
- C-1 zoning allows up to five or eight stories, depending on uses.
- Permitted uses include hotel, commercial, office, and residential (limited to the upper floors).
- Currently City-owned property, with intent to sell the property fee simple.

The Community's Vision

- Top choice: Boutique Hotel located above ground floor Commercial space.
- Second choice: Mix of Short- and Long-term Housing above ground floor Commercial space.
- Third Choice: Housing above ground floor Commercial space.
- The building should attract local, visitors and activity to the downtown area.

The Right Development Team

The City seeks responses from qualified development teams that show a preliminary schematic design, clear financial analysis/pro forma, deal structure, public engagement plan, and an acceptable timeline.

Submittal Process and Requirements

The City's intent is to make the RFP preparation process as straightforward as possible to manage the level of effort required to respond and encourage submittals from qualified teams.

The City anticipates selecting a primary development partner in 2026 via a multi-step process:

- 1) RFQ / Qualifications Phase. This phase was completed early in 2026. The City released and RFQ, received submittals, and selected two development teams as qualified to submit proposals.

- 2) RFP / Proposals Stage. The City is releasing this request proposals from the selected development teams. Via this RFP, the City is asking for more detail about the teams' vision for the site, including proposed preliminary schematic design, financial analysis/pro forma, deal structure, public outreach and timing. The City understands that even at the proposal stage, development teams' design and financial analysis are rough and subject to change.
- 3) Developer Selection. Following review of proposals, the City plans to select a preferred development partner with whom to proceed with additional due diligence, planning, entitlement, and development of property. The City expects to enter into an Exclusive Negotiating Agreement (ENA) with the preferred development partner prior to a binding negotiated Disposition and Development Agreement (DDA).

As part of this agreement, the City will allocate up to \$30,000 in matching Urban Renewal funds with the development team's private funds for pre-development costs such as financial consulting, design services, and market research.

During the proposal phase, the City and development team will work together to:

- Develop and refine their proposed project;
- Determine what community benefits the project will offer;
- Determine what, if any, public investment is needed;
- Collaborate to solicit community feedback on the proposed project; and
- Draft deal points for City Council consideration. The City would like to see the developer take ownership of the site and break ground within three years.

While the above reflects the City's current anticipated process for the site, the City reserves the right to change any and all aspects of the process.

RFP Schedule

RFQ Published	Jul. 15, 2026	
Email Intent to Submit a Proposal	Jul. 30, 2026	5:00 PM
Development Team Proposal Due	Aug. 4, 2026	2:00 PM

Development teams may submit questions to the City at any time, but the City cannot guarantee its ability to answer them before the submittal deadline. Proposals must be in-hand by the City as of the proposal due date and time. Postmarks will not be accepted.

Please email cworkman@philomathoregon.gov to notify the City of your intent to submit a proposal and to receive answers to questions and project updates.

Criteria for Selection of Proposals

This criteria will be used to evaluate proposals during the selection phase. The criteria listed below are meant to evaluate the proposals, not necessarily the development team and its members.

Schematic Design. Based on information in the previous RFQ and comments and feedback during the interview with the City Council, provide a schematic design of the building that best fits the desires of the City and your plan for a new building. Include elevation drawings; and floorplans/layouts; inclusive uses to benefit the broader community; incorporated elements that contribute to an inviting and safe pedestrian environment; plans to accommodate parking/transportation needs; Timber Town elements to be incorporated into the design; and any other elements necessary to share your vision with City officials. These may be the same or similar to those provided to the City previously.

In addition to the overall use of a future building, City officials are interested in specific design features that will create not just a building, but a landmark in the city and a sentinel to Downtown Philomath. Preference will be given to proposals that clearly feature Timber Town Style elements and a demanding presence. Other design features that received enthusiastic support include ground floor retail/commercial space, a restroom open for public use during normal business hours, a clock tower, a grand entrance, and a rooftop deck.

A key element of community's vision is that future development at the site, "be a place for both locals and visitors." Places that are accessible to and provide activities for a wide range of community members—including kids, teens, and families—also received a lot of support from City officials. This desire for local accessibility could be met in many ways, including accessible plazas/open spaces, public art that includes sitting space, and welcoming businesses that provide food, drink, goods, or services at price points that are accessible to a wide range of residents.

Please refer to the Request for Qualifications for site information and data related to locating a hotel or housing mixed use commercial building on this site.

Financial Analysis/Pro Forma. Provide a review of the financial feasibility of the building including the team's anticipated sources of capital, including equity, debt, and/or bond financing, as well as other sources such as grants and other gap financing and the key types of financial and non-financial assistance that would be sought from the City and/or other parties in order to come to a final decision on design.

The City will consider the following development incentives for projects that meet or exceed the community's vision. The City will make a final determination about which incentives are appropriate based on materials submitted by development teams.

- Holding land until all entitlements are complete and financing in place.
- Selling the land at a price that reflects extraordinary investments on the part of the developer.
- Tax abatement, via Philomath's city-wide Enterprise Zone.
- SDC credits for specific oversized or off-site improvements.
- The State's new Moderate-Income Revolving Loan (MIRL) fund.
- Innovative uses of Transient Lodging Tax (TLT).
- Other TBD.

One part of the City's vision for this project is for development to be revenue neutral or positive for the City. The Philomath Urban Renewal Agency (URA) purchased the property for \$285,000 in 2020 and spent \$45,000 on environmental cleanup in 2025. Development of the site should

facilitate the reimbursement of this money, either through the developer’s purchase of the site, property taxes generated by development, future TLT payments, or other revenue streams created by the new building.

Deal Structure. Present how the final analysis and decision making will take place, ownership transfer, long-term ownership and management plan, ongoing partnerships or relationships with the city, and other information that will inform the city of the final structure desired by the development team.

As stated elsewhere in this RFQ, the City expects to sell the 1348 Main Street property, fee simple, to the selected development team, once design, and permitting/entitlement are complete or well underway. The City expects that the terms of property sale and development (e.g., building uses, certain design requirements) will be defined by a Development and Disposition Agreement (DDA), similar to those used by other jurisdictions. Notwithstanding, nothing in this RFP should be construed as a commitment by the City to sell the property to any party prior to a complete developer selection process, and subsequent negotiations. The City is also open to other deal structures that help to further the community’s vision.

Public Engagement Plan. The ENA may detail specific engagement to be carried out by the development team and the City to explore options, gather data and perform analysis to come to a final building conceptual design. Provide a public engagement plan including examples of previous similar efforts to engage the public and nurture support for a similar project.

Timeline. Provide a timeline showing important target dates for the project.

Submittal Requirements

Required sections of the proposal are shown below, along with the maximum number of pages and total points possible for each section.

Section	Page Limit	Points Possible
Cover Letter	1	5
Schematic Design	4	25
Financial Analysis/Pro Forma	4	20
Deal Structure	4	20
Public Engagement Plan	4	15
Timeline	2	15
Total	33	100



Terms and Conditions

- This RFP is being made available to qualified development teams that responded to the City's RFQ collected March 2, 2026.
- The site is being presented in an "as-is" condition with all faults, without representations or warranties of any kind or nature. The City does not represent or warrant the accuracy or completeness of the information contained in the previous RFQ or this RFP. Nothing contained in the RFQ or RFP should be construed as a representation by any person as to the future possibilities or performance of the properties. Potential developers should conduct their own due diligence.
- Any commission paid to a broker representing an interested party will be paid by the interested party. No finder's fees, commissions, expenses, or other compensation will be paid by the City to agents, consultants, advisors, or other intermediaries or any interested party. The City expressly reserves the right, at its sole discretion, to reject any or all proposals, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this RFP. The City shall have no legal commitment or obligation to any entity reviewing this RFP or making an offer to lease or purchase the properties unless and until written agreement(s) for the lease or purchase of the site have been fully executed, delivered, and approved by the City and any conditions to the City's obligations therein have been satisfied or waived.
- All materials and images submitted to the City may be subject to public information laws.
- The City reserves the right to reject any and all submittals, and to waive minor irregularities in any submittals.
- The City reserves the right to request clarification of information submitted, to request additional information from respondents, and to request interviews with respondents.
- The City shall not be responsible for any costs incurred by the development team in preparing, submitting, or presenting its response to this RFP.
- All work products paid for in whole or in part by the City or Urban Renewal Agency become property of the City.

If an entity responding to this Request believes that a specific portion of its response constitutes a "trade secret" under Oregon Public Records Law (ORS 192.501(2)) and is therefore, exempt from public disclosure, the entity must clearly identify that specific information as a "trade secret." Identification of information as a "trade secret" does not necessarily mean that the information will be exempt from disclosure. The City will make that determination based on the nature of the information and the requirements of the Oregon Public Records Law.

The project webpage will be updated to provide any new information that becomes available before the submittal deadline.

Project Webpage with Documents

www.philomathoregon.gov/

Designated Contact for this RFP

Chris Workman, City Manager

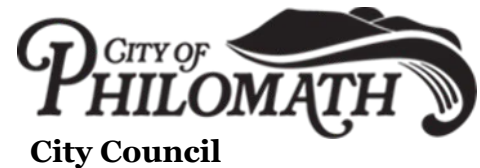
541-929-6148, cworkman@philomathoregon.gov

Important Dates

July 30, 2026: Send Intent to Submit email to Chris Workman

August 4, 2026: Submittal Due by 2:00 pm

AGENDA ITEM SUMMARY



Title/Topic: Assignment of Contract for Prosecutor Services

Date: Monday, July 13, 2026

Department: Administration

Contact(s): Assistant City Manager Chelsea Starner

ISSUE STATEMENT

Shall the City Council authorize the City Manager to sign an assignment of contract for prosecutor services from Ivers & Miller Law to Miller, Castleton & Flinn LLC?

BACKGROUND INFORMATION

In January 2024, the City Council selected firms to provide City Attorney and Prosecutor services for the City. Ivers & Miller Law was selected to provide prosecutor services, ensuring continuity after the City's Prosecutor moved to the firm when the City's longtime attorney firm dissolved following the attorneys' retirements.

Ivers & Miller Law is now transitioning into two separate firms, and the City's Prosecutor will be joining Miller, Castleton & Flinn LLC. The Council originally interviewed and selected Dan Miller and Catherine Pratt, both of whom will be members of the new firm.

Because the contract with Ivers & Miller Law contains a "no assignment" clause, the City must execute an assignment of the contract to Miller, Castleton & Flinn LLC. No other terms of the contract will change. Timely approval is necessary to ensure the City's Prosecutor can continue providing uninterrupted legal services to the City.

STAFF RECOMMENDATION

Authorize the City Manager to sign the assignment of contract document, in order to retain our excellent prosecutor services.

SUGGESTED MOTION

"Motion to authorize the City Manager to execute an assignment of contract from Ivers & Miller Law to Miller, Castleton & Flinn LLC."

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RESOLUTION 26-22

PROCLAIMING NATIONAL FARMERS MARKET WEEK AUGUST 2–8, 2026

WHEREAS, farmers markets play a vital role in providing access to fresh, locally grown produce and other agricultural products, supporting the health and well-being of our communities; and,

WHEREAS, farmers markets offer a vibrant and inclusive space where individuals can be engaged with local food producers, artisans, and others; and,

WHEREAS, the Philomath Farmers' Market champions food access for all through vital programs, ensuring that fresh and nutritious food is available to households of all income levels; and,

WHEREAS, farmers markets contribute significantly to local economies by creating more, new, and better market opportunities that allow farmers to sell their products directly to consumers, thereby retaining a greater share of the food dollar within the community; and,

WHEREAS, National Farmers Market Week honors the important role farmers markets play in supporting healthy communities, resilient food systems, and strong local economies.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Philomath hereby proclaims the week of August 2–8, 2026, as National Farmers Market Week, and calls upon the Philomath community to celebrate and visit local farmers markets.

PASSED by the Council this ____ day of _____ 2026.

SIGNED by the Mayor this ____ day of _____ 2026.

SIGNED:

ATTEST:

Christopher McMorran, Mayor

Crystal Weber, City Recorder

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ORDINANCE 895

AN ORDINANCE ADOPTING PHILOMATH MUNICIPAL CODE CHAPTER 3.26 REGARDING A POLICE SERVICES FEE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Philomath City Council has determined the need for a revenue source to maintain essential police services; and,

WHEREAS, the purpose of this ordinance is to safeguard, facilitate and encourage the health, safety, and welfare of the community members and businesses of the City; and,

WHEREAS, the Council finds that continuous and consistent police services provide a multitude of economic and social benefits to the public, including, but not limited to:

- a) Protection of persons and property;
- b) Reduction in the incidence of crime;
- c) Dependable response to police calls and other public safety situations;
- d) Promotion of community spirit and quality of life.

WHEREAS, the Council received public comment on May 13, 2026; and,

WHEREAS, the Budget Review Committee held public meetings and received public comments related to the fiscal year 2026-2027 Budget which included expected revenue from the proposed Police Services Fee; and,

WHEREAS, the Budget Review Committee approved and recommended the fiscal year 2026-2027 Budget to the Council that includes increased funding for the Police Department; and,

WHEREAS, the City Council approved the fiscal year 2026-2027 Budget on June 22, 2026, and directed staff to prepare an ordinance establishing a Police Services Fee.

NOW, THEREFORE, the City Council of the City of Philomath ordains as follows:

Section 1. Chapter 3.26, Police Services Fee, is added to read as follows:

POLICE SERVICES FEE

Sections:

- 3.26.010 Title.
- 3.26.020 Purpose and Intent.
- 3.26.030 City Services Fee Amount.

- 1 3.26.040 Imposition of City Services Fee surcharge.
- 2 3.26.050 Means-based Fee Reduction.
- 3 3.26.060 Program Administration.
- 4 3.26.070 Appeal Process.
- 5 3.26.080 Enforcement.

6

7 **3.26.010 Title.**

8 Sections 3.26.010 through 3.26.080 of this chapter shall be known as the police services fee
9 ordinance.

10

11 **3.26.020 Purpose and Intent.**

- 12 A. This chapter establishes a police services fee surcharge. The revenues generated by this
13 fee are intended to allow the City of Philomath to continue to maintain essential police
14 services. The purpose of this ordinance is to safeguard, facilitate and encourage the health,
15 safety, and welfare of the community members and businesses of the City. The City Council
16 also finds that continuous and consistent police services provide a multitude of economic
17 and social benefits to the public, including, but not limited to:
- 18 (1) Protection of persons and property;
 - 19 (2) Reduction in the incidence of crime;
 - 20 (2) Dependable response to police calls and other public safety situations;
 - 21 (5) Promotion of community spirit and quality of life.
- 22 B. The police services fee is intended to be a surcharge for police service within the City limits.
23 The police services fee is not intended to improve or replace facilities or directly provide
24 police services outside of City limits.

25

26 **3.26.030 Imposition of the Police Services Fee surcharge.**

- 27 A. The police services fee surcharge per developed residential unit and per developed
28 commercial site or developed industrial site, to accomplish the above-stated purposes is
29 hereby established.
- 30 B. The police services fee surcharge shall be assessed at an amount set by City council
31 resolution. Billing shall be shown as a line item on the City utility bill unless otherwise
32 specified below.
- 33 C. It is presumed that police services are used and that a benefit arises for all persons within
34 the City limits.
- 35 D. All developed properties within the City limits shall be charged the police services fee
36 surcharge.
- 37 E. The council shall review the fee amount annually and make a determination as to whether a
38 change in the police services fee surcharge would be appropriate.

39

40 **3.26.040 Collection.**

- 41 A. Police services fee surcharges shall be collected monthly through the City utility bill.
- 42 B. Unless another responsible person has agreed in writing to pay and a copy of that writing is
43 filed with the City, the person normally responsible for paying the City water and sewer utility
44 charges is responsible for paying the police services fee surcharge.

- 1 C. In the event a developed property is not served by a domestic water meter or sewer hook-
 2 up, or if water and sewer service is discontinued, the police services fee surcharge shall be
 3 billed to the persons having the right to occupy the property. If unpaid by the occupants of
 4 the property, the bill will be the responsibility of the property owner.
- 5 D. A request for water or sewer service, a building permit, or the occupancy of an un-served
 6 building will automatically initiate appropriate billing for police services fee services.
- 7 E. The imposition of surcharges shall be calculated on the basis of the number of units
 8 supported, without regard to the number of water meters serving that property.
- 9 F. A late charge shall be attached to any police services fee surcharges not received within 16
 10 days of billing. The charge will be established as an administrative fee by resolution.
- 11 G. Notwithstanding the above, if the police services fee surcharge is not paid for a period of two
 12 months, the surcharge, with any attendant late fees, shall be imposed on the responsible
 13 party. Water is subject to shut-off by the City.

14
 15 **3.26.050 Means-based Fee Reduction.**

- 16 A. Single-family residential unit occupants who are responsible for paying the police services
 17 fee surcharge and qualify as having "very low income" based on the definition from the U.S.
 18 Department of Housing and Urban Development as at or below 50% of the Area Median
 19 Income (AMI) for Benton County Oregon (as in effect July 1, 2026 and updated July 1 of
 20 each subsequent year), are entitled to a 50% reduction in the police services fee surcharge.
- 21 B. The finance director shall create forms and a procedure for persons to apply for and receive
 22 the means-based fee reduction.

23
 24 **3.26.060 Program administration.**

- 25 A. Fees under this chapter will be collected by the appropriate staff at the City offices.
- 26 B. The City Manager is authorized and directed to review the operation of this chapter and,
 27 where appropriate, recommend changes in the form of administrative procedures for
 28 adoption by the City Council by resolution. Such procedures, if adopted by the council, shall
 29 be given full force and effect, and unless clearly inconsistent with this chapter shall apply
 30 uniformly throughout the City.

31
 32 **3.26.070 Appeal process.**

- 33 A. The determination of means-based fee reduction may be appealed for change or relief in
 34 accordance with the following criteria:
- 35 (1) Any responsible party who disputes any interpretation given by the City as to means
 36 eligibility may appeal such interpretation. If the appeal is successful, relief will be granted by
 37 reassignment to a more appropriate billing category. In such instances, reimbursement will
 38 be given for any overpayment, retroactive to the filing date of the appeal. Factors to be
 39 taken into consideration include, but are not limited to, availability of more accurate
 40 information; equity relative to other developments of a similar nature; changed
 41 circumstances; and situations uniquely affecting the party filing the appeal.
- 42 (2) The city council shall be responsible for hearing appeals of means eligibility that
 43 are timely filed. An appeal is timely filed if provided to the city manager within fourteen days
 44 of the initial city determination regarding the person's means eligibility. If the city council

1 decides information provided through the appeal process justifies a change, the city council
2 may authorize this change retroactive to the date the appeal was filed. The city shall provide
3 a report to the appellant within 90 days of the date the appeal was filed explaining the
4 disposition of the appeal, along with the rationale and supporting documentation for the
5 decision reached.

6 (3) A schedule of fees, fines and penalties is kept on file in the offices of the City. These fees
7 are fully refundable should the appellant adequately justify and secure the requested
8 change or relief based on financial necessity.
9

10 **3.26.080 Enforcement.**

- 11 A. In the event funds received from payment for a City utility bill are inadequate to satisfy in full
12 all of the water, sewer, and police services fee charges for the bill, credit shall be given first
13 to the police services fee surcharge, second to the street utility fee, third to storm drain fee,
14 fourth to sewer services charges, fifth to water service charges and finally to the charges for
15 interest and penalties.
- 16 B. In addition to other lawful enforcement procedures, the City may enforce the collection of
17 charges required by this chapter by withholding delivery of water to any premises where
18 police services fee surcharges are delinquent or unpaid.
- 19 C. Notwithstanding any provision herein to the contrary, the City may institute any necessary
20 legal proceedings to enforce the provisions of this chapter, including but not limited to
21 injunctive relief and collection of charges owing. The City's enforcement rights shall be
22 cumulative.
23

24 **Section 2. Emergency Clause.**

25 The earliest imposition of the provisions of this ordinance is necessary to preserve the peace,
26 health, and safety of the public. Accordingly, an emergency is declared, and this ordinance will
27 take effect immediately upon its passage by the Council and approval by the Mayor.
28

29
30 **PASSED** by the Council this _____ day of _____ 2026.

31
32 **SIGNED** by the Mayor this _____ day of _____ 2026.

33
34 SIGNED:

ATTEST:

35
36 _____

37 Christopher McMorran, Mayor

Crystal Weber, City Recorder



RESOLUTION 26-23

A RESOLUTION SETTING THE POLICE SERVICES FEE AMOUNT

WHEREAS, the Philomath City Council has determined the need for a revenue source to maintain essential police services; and,

WHEREAS, Ordinance 895 was established to safeguard, facilitate and encourage the health, safety, and welfare of the community members and businesses of the City; and,

WHEREAS, Ordinance 895 established that the City Council will set the fee amount by resolution.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Philomath City Council that this governing body hereby sets the Police Services Fee amount at a rate of \$5.00 per developed residential unit and per developed commercial site or developed industrial site, according to the provisions contained in Ordinance 895.

PASSED by the Council this ____ day of _____ 2026.

SIGNED by the Mayor this ____ day of _____ 2026.

SIGNED:

ATTEST:

Christopher McMorran, Mayor

Crystal Weber, City Recorder

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AGENDA ITEM SUMMARY



Title/Topic: Management Report – July 2026

Date: Monday, July 13, 2026

Department: Administration

Contact(s): City Manager Chris Workman

ISSUE STATEMENT

The following management updates are intended to keep the Council apprised of work taking place within each of the various City departments. If there are specific questions about the topics listed or any other item of interest, please contact me directly prior to the meeting and I will come prepared to answer your questions or concerns as best as possible.

ADMINISTRATION – City Manager Chris Workman & Assistant CM Chelsea Starner

- **Strategic Plan Priority Item 26-27:** 14th and Main Project: Chris has provided a draft RFP for Council review.
- **Strategic Plan Priority Item 26-27:** Complete Philomath 2050 Visioning project. The public survey has closed at the consultants are going over results. The 2050 task force has been meeting regularly. The consultants have several outreach opportunities planned for summer to provide engaging opportunities for the community to weigh in on the process.
- **Strategic Plan Priority Item 25-26:** Partner with a non-profit for 20th and Main. Staff are negotiating a counteroffer for purchase of the property. We were hoping to have this ready for this ready for the July meeting, but it is taking more time and will likely be ready to come back to the Council in August for approval.
- **Completed – Strategic Plan Priority Item 25-26:** Install more public art. Art Stops have been added to the Chamber Sip & Stroll event on July 18, and artists/Art Committee members will be at each location to talk about the newly installed sculptures set to be installed July 16-17. This event will complete the project.
- Working on posting a job opening for temporary Code Enforcement Specialist in Police Department.
- The Lease Agreement Amendment with the Philomath Frolic & Rodeo has been agreed to by both parties.

POLICE – Chief of Police David Gurski

- Chief Gurski participated in (grill master) at the Citizens Bank Customer Appreciation event on July 9th.
- Bike Rodeo at Philomath Elementary School
- Sergeant Bowers attended Standardized Field Sobriety Test Instructor Training
- Hosted Regional Less Lethal Munitions Instructor Training. Officers Coon, Ringwald and Forrest attended the training.
- Completed and submitted 3 year re-accreditation process through Northwe Alliance. Waiting for board approval

1 **FINANCE – Finance Director Mike Murzynsky**

- 2 • Mike is taking a well-deserved break so check back next month for updates!

3
4 **PUBLIC WORKS – Public Works Director Kevin Fear**

- 5 • **Strategic Plan Priority Item 26-27:** The Water Treatment Plant contracts are signed and a
6 Pre-construction meeting was held. Contractor moved in equipment and we are still waiting
7 on State Agency permits so construction can start.
- 8 • **Strategic Plan Priority Item 25-26:** Park security cameras. Awaiting proposals.
- 9 • **Strategic Plan Priority Item 25-26:** Speed radar signs: ODOT has approved locations for
10 the signs and have approved the mounting design. We are awaiting the IGA processing
11 from ODOT so we can install the signs. ODOT does not have an estimated time of
12 processing the IGA at this time.
- 13 • **Completed – Strategic Plan Priority Item 25-26:** Installation of the City Park exercise
14 equipment is complete and opened to the public .
- 15 • **Completed – Strategic Plan Priority Item 25-26:** ASR testing is complete. The results
16 indicate that there are no fatal flaws identified for pursuing an ASR system at the 11th St
17 Well. The next steps would be to perform water quality compatibility between the well water
18 and the water from the water treatment plant once it is completed.
- 19 • S 11th St and S 12th St improvements project: Curbs are in and sidewalks are being formed
20 and probably the majority of them poured by this Council meeting. EV station installation will
21 follow. Waiting on Pacific Power for installation of power service.
- 22 • The installation of the new climbing structure in Fossie Overman Park is completed.
- 23 • The mounting brackets for the new reader board at Dale Collins Park are being made and
24 installed. Sign might be operable by this council meeting.
- 25 • We have a tentative date of early to mid-August for the LED streetlight change out project to
26 begin. This was identified in the CIP. The project will change out all non-LED streetlights
27 throughout the City.

HAPPY
Independence Day

CITY OFFICES CLOSED
EMERGENCY POLICE SERVICES
AVAILABLE
JULY 3, 2026



Wednesday, July 8
Katalystt · Folk-Rock
Philomath Community Library hosts
Free family activities

Sunday, July 26
Great American Trainwreck · Bluegrass-Twang/Americana Rock
Benton County Historical Society hosts
Free family activities

Wednesday, August 12
Dave's Killer Band · Rock-Jazz Fusion
Philomath Community Library hosts
Free family activities

Sunday, August 23
End of Summer Concert hosted by
Philomath Chamber of Commerce
DTW Lite · Jazz-Funk Craft Music
Maxtivity hosts Free family activities

Concessions will be available from the Lion's Club during Wednesday concerts, and Mud Oven Pizza will be slinging pies on Sundays!

Thank you Pioneer Connect for returning as the series sponsor for 2026!



Thank you for our band-level sponsor:
Good Earth Pest Company

City Council Sets Priorities for 2026-27

After months of thoughtful discussion, the Philomath City Council finalized its top priorities for Fiscal Year 2026–27. These priorities were selected from the City's 2026–2030 Strategic Plan and reflect the Council's ongoing commitment to responsible governance, community wellbeing, and long-term sustainability. Here are the top priorities for 2026-2027:

Theme 1: Good Governance & Community Engagement

- Complete the Philomath Community Vision 2050 project & begin implementation of the final plan.

Theme 2: Healthy Economy

- Revitalize Downtown by implementing pedestrian-scale improvements along N 13th Street.
- Develop the City-owned property at 14th and Main as a mixed-use commercial, hotel, or residential development.
- Enhance Main Street east and west of downtown by improving highway medians and expanding public art.

Theme 3: Community Wellbeing & Quality of Life

- Increase bike and pedestrian connectivity throughout the City through code updates & infrastructure improvements.

Theme 4: Safe Community

- Transfer ownership of S 19th Street from Benton County to the City to support future traffic management and roadway improvements.
- Improve local streets to City standards by adding sidewalks, bike lanes, lighting, and other safety improvements.
- Construct the new Water Treatment Plant.
- Strengthen police recruitment & retention through a competitive total compensation package.
- Identify & prioritize infrastructure improvements that enhance emergency preparedness, including the 11th–12th Street emergency access road.

You can find the entire Strategic Plan on the City's website:

www.philomathoregon.gov/city-council/page/strategic-plan



The Friday's on 13th Street event series has been cancelled for 2026 due to funding constraints. During the Fiscal Year 2026–27 budget process, funding for the event series was not included in the adopted budget. The City appreciates the enthusiasm shown for this new community event and looks forward to exploring opportunities for similar events in the future as resources allow.



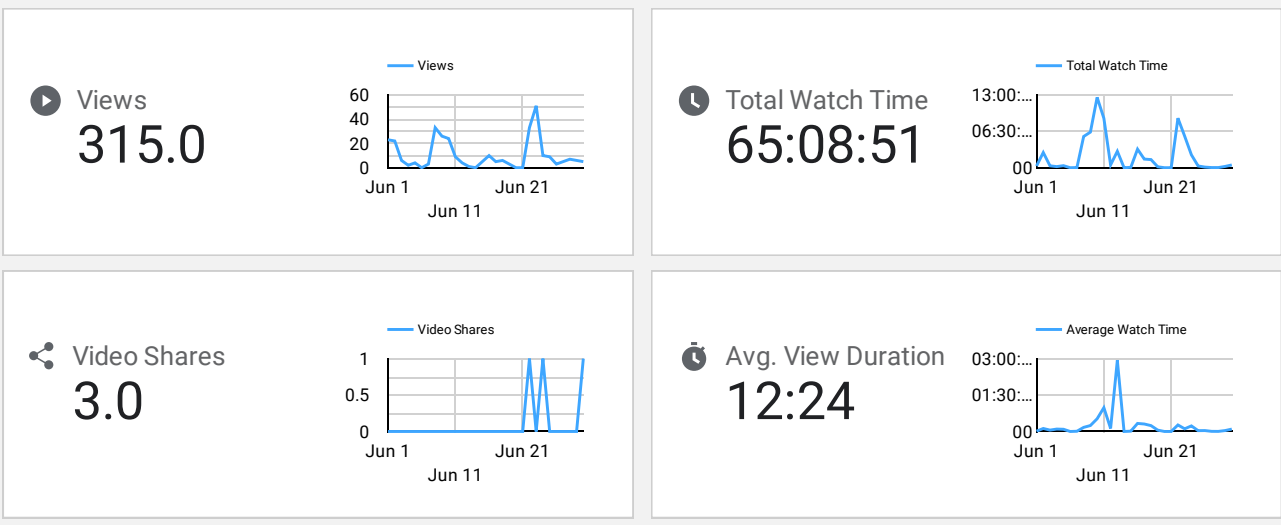
Saturdays, 9 AM - 2 PM
Aug 8 • Nov 14
110 NE Walnut Blvd, Corvallis

JULY City Meetings

7/3 ALL DAY	4th of July Holiday City Offices Closed
7/13 5:30 PM	City Council Executive Session
7/13 7:00 PM	City Council
7/23 5:30 PM	Public Art Committee
7/27 7:00 PM	City Council (if needed)
7/28 5:30 PM	Inclusivity Committee

Visit our website for the most current meeting info.

YouTube June 2026 YouTube Report

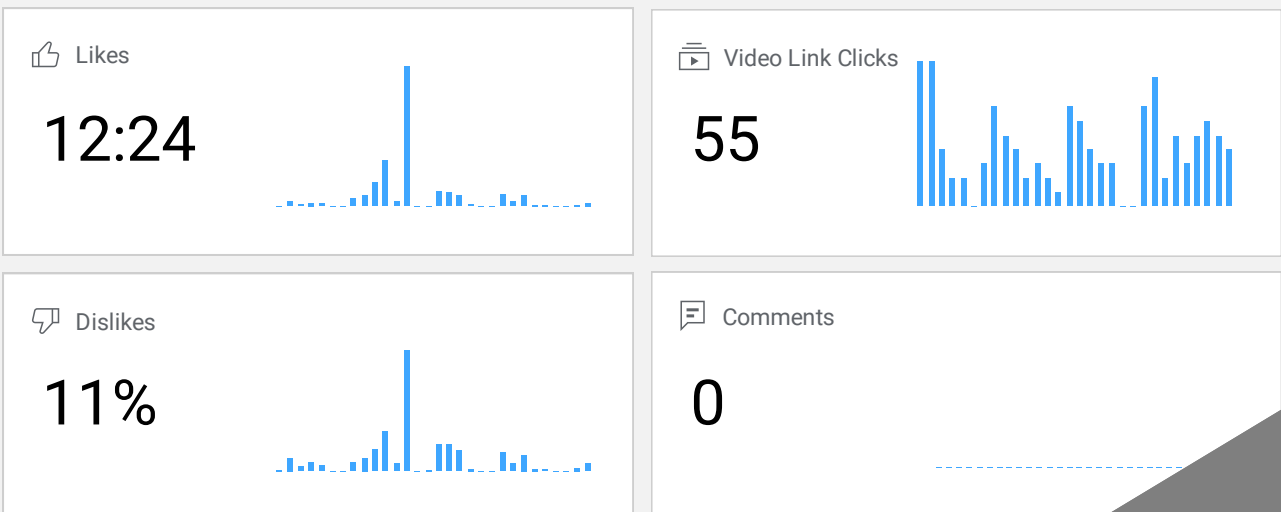


Top Videos Watched

Video Title	Views	Average Watch Time
City Council meeting 6/8/2026	58	00:11:59
Clity Council 6/22/2026	51	00:14:21
Budget Review Committee 6/10/2026	37	00:48:11
Inclusivity Committee 6/23/2026	34	00:06:22
Park Advisory Board meeting 6/2/2026	16	00:07:45
Urban Renewal Agency 6/22/2026	11	00:01:43
Chief Ken Rueben Retirement Songs	9	00:00:17
Inclusivity Committee 4/28/2026	7	00:06:12
Inclusivity Committee 5/26/2026	7	00:06:28
Park Advisory Board 3/3/2026	6	00:02:28

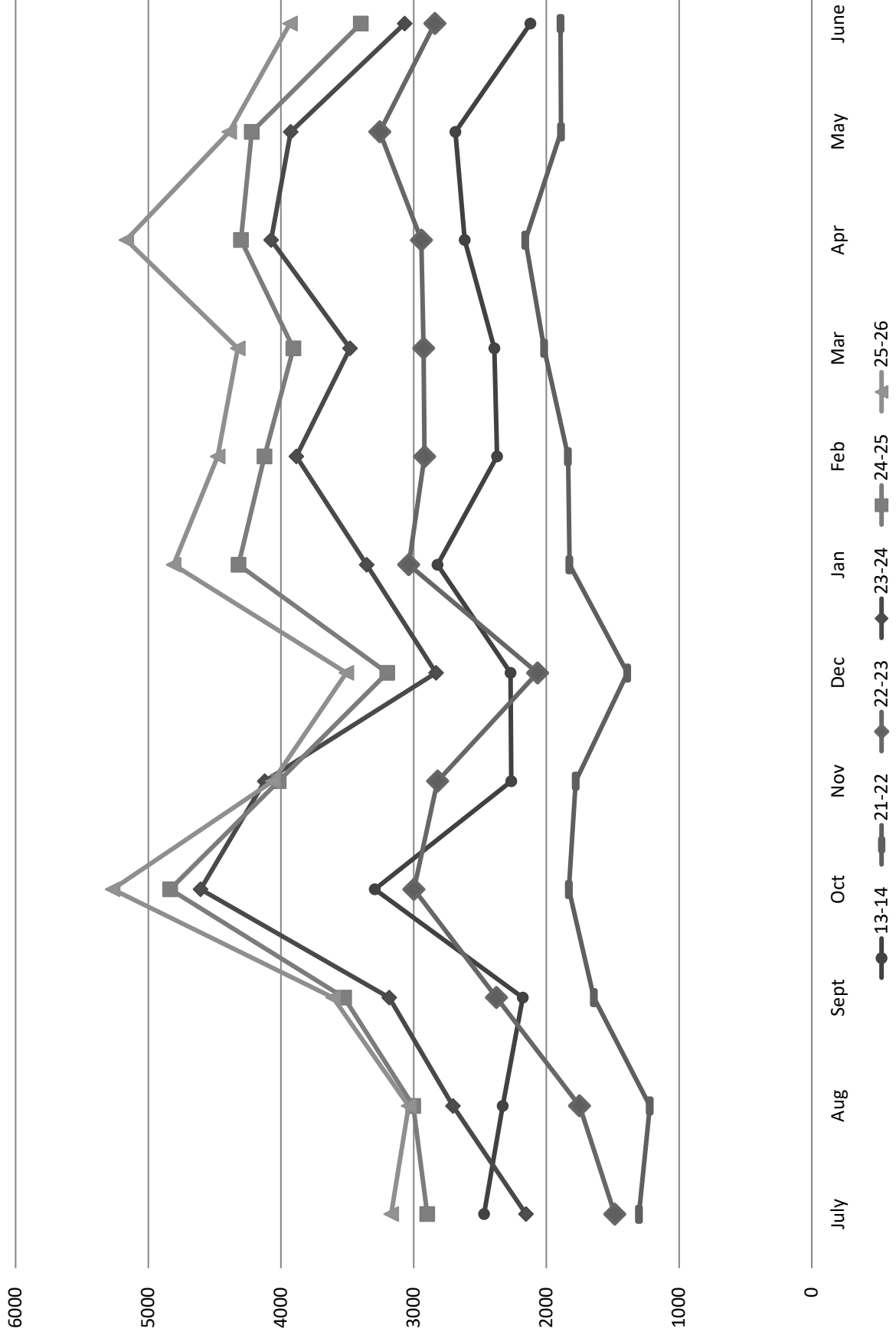
1 - 10 / 54 < >

Likes, Comments, and Subscriptions

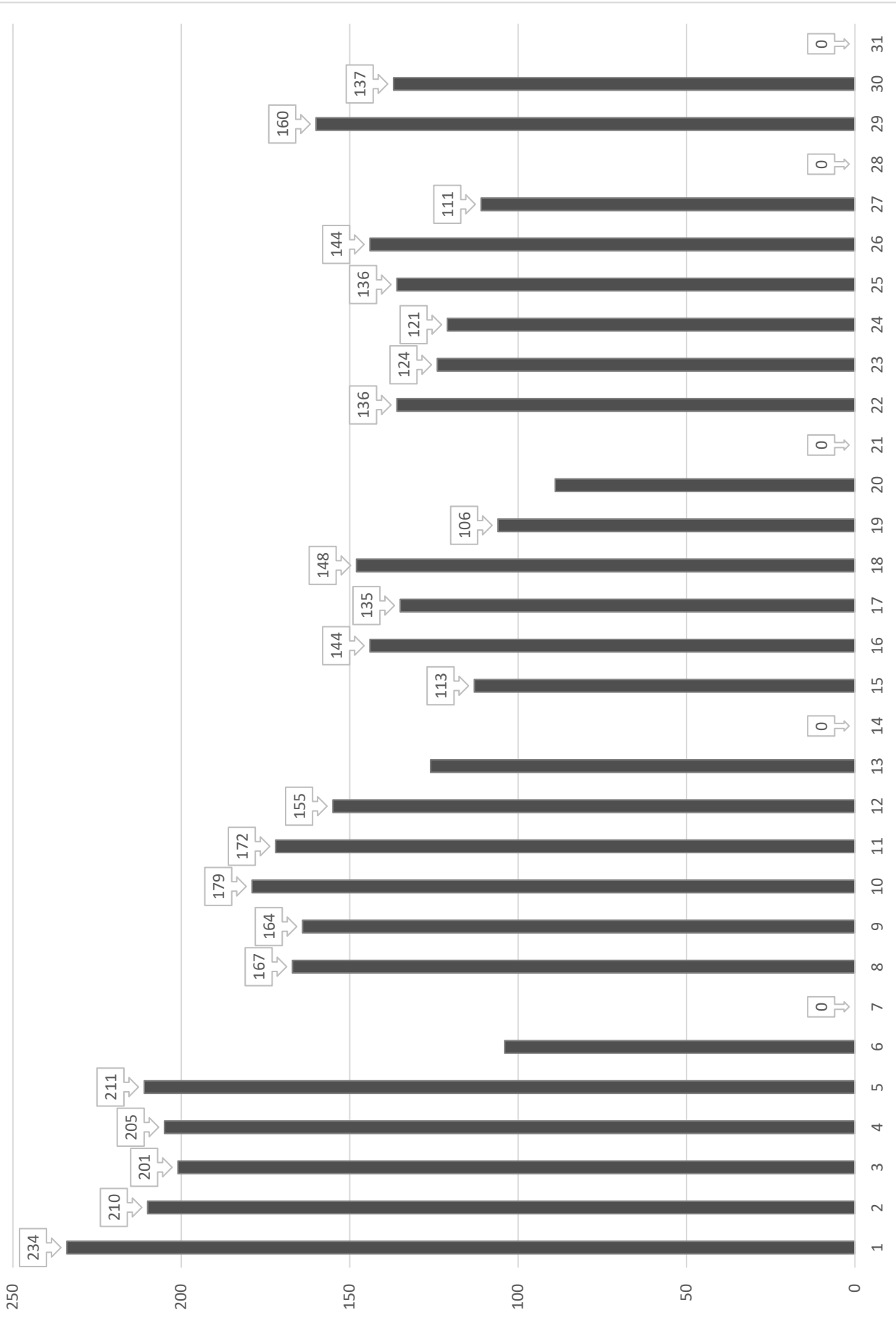


Philomath Connection Bus Ridership

Monthly Totals



Daily Philomath Connection Riders: June 2026



Summary Results Report
 Benton County May 2026 Primary Election
 May 19, 2026

OFFICIAL RESULTS

Benton

2-147 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	866	46.94%
No	882	47.80%
Total Votes Cast	1,748	94.74%
Overvotes	6	0.33%
Undervotes	91	4.93%
Contest Totals	1,845	100.00%

2-148 City of Philomath

Vote For 1

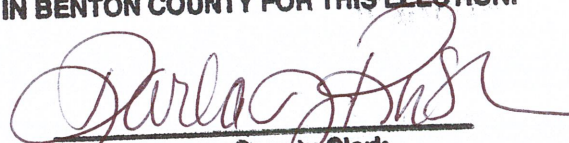
	TOTAL	VOTE %
Yes	1,171	63.47%
No	507	27.48%
Total Votes Cast	1,678	90.95%
Overvotes	3	0.16%
Undervotes	164	8.89%
Contest Totals	1,845	100.00%

2-149 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,183	64.12%
No	501	27.15%
Total Votes Cast	1,684	91.27%
Overvotes	0	0.00%
Undervotes	161	8.73%
Contest Totals	1,845	100.00%

**I HEREBY CERTIFY THE TALLY OF VOTES
 RECORDED, ON THIS ABSTRACT, TO
 CORRECTLY SUMMARIZE THE VOTES CAST
 IN BENTON COUNTY FOR THIS ELECTION.**


Benton County Clerk

2-150 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,218	66.02%
No	448	24.28%
Total Votes Cast	1,666	90.30%
Overvotes	0	0.00%
Undervotes	179	9.70%
Contest Totals	1,845	100.00%

2-151 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,155	62.60%
No	516	27.97%
Total Votes Cast	1,671	90.57%
Overvotes	0	0.00%
Undervotes	174	9.43%
Contest Totals	1,845	100.00%

2-152 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,160	62.87%
No	512	27.75%
Total Votes Cast	1,672	90.62%
Overvotes	0	0.00%
Undervotes	173	9.38%
Contest Totals	1,845	100.00%

2-153 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,156	62.66%
No	520	28.18%
Total Votes Cast	1,676	90.84%
Overvotes	0	0.00%
Undervotes	169	9.16%
Contest Totals	1,845	100.00%

2-154 City of Philomath

Vote For 1

	TOTAL	VOTE %
Yes	1,131	61.30%
No	540	29.27%
Total Votes Cast	1,671	90.57%
Overvotes	0	0.00%
Undervotes	174	9.43%
Contest Totals	1,845	100.00%

OUR PLAN, OUR PRIORITIES 2026–27

PHILOMATH'S FOCUS: WHAT MATTERS MOST THIS 2026–27 FISCAL YEAR

GOOD GOVERNANCE & COMMUNITY ENGAGEMENT

- Complete the Philomath Community Vision 2050 project and begin implementation of the final plan.

HEALTHY ECONOMY

- Revitalize Downtown by implementing pedestrian-scale improvements along N 13th Street.
- Develop the City-owned property at 14th and Main as a mixed-use commercial, hotel, or residential development.
- Enhance Main Street east and west of downtown by improving highway medians and expanding public art.

COMMUNITY WELLBEING & QUALITY OF LIFE

- Increase bike and pedestrian connectivity throughout the City through code updates and infrastructure improvements.

SAFE COMMUNITY

- Transfer ownership of S 19th Street from Benton County to the City to support future traffic management and roadway improvements.
- Improve local streets to City standards by adding sidewalks, bike lanes, lighting, and other safety improvements.
- Construct the new Water Treatment Plant.
- Strengthen police recruitment and retention through a competitive total compensation package.
- Identify and prioritize infrastructure improvements that enhance emergency preparedness, including the 11th–12th Street emergency access road

WHAT IS A STRATEGIC PLAN?

The City of Philomath Strategic Plan helps identify the City Council's highest priorities for the coming year. These strategic priorities provide direction to City staff, guide decision-making, and help focus available resources on initiatives that best serve the community. The plan is reviewed annually to reflect changing community needs, available resources, and Council priorities.



For any questions, contact City Hall at
541-929-6148 or cityhall@philomathoregon.gov

View the full Strategic Plan here:
tinyurl.com/StrategicPlan2026-27