

CITY OF ALBANY
CITY COUNCIL WORK SESSION
Municipal Court Room
Monday, March 12, 2018
4:00 p.m.

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors present: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Mike Sykes.

Councilors absent: None.

BUSINESS FROM THE PUBLIC

4:00 p.m.

Skyline Terrace Sewer extension request

Gilbert Bernal, 2565 NW Skyline Terrace, Albany, said that comparing his neighborhood's request to a developer building a subdivision is comparing apples to oranges. A developer starts with open fields and is able to be cost-effective putting in infrastructure. The neighbors will have to tear up existing paved roads, which is significantly more expensive. Infrastructure costs are built into the price of new homes, and buyers can choose to pay them. The neighbors don't have a choice. They have to connect. In 2016, the Council decided to help a number of neighbors with a new sewer line. Bernal and his neighbors are asking for the same benefit. This sewer extension will connect all of the remaining properties, and there are no more properties within 300 feet. The cost will be significantly less than the 2016 project and serve about the same number of properties. Bernal has already paid for half the engineering out of his own pocket. He is willing to have his engineer finish at his own expense.

Cindy Petrovich, 2515 NW Skyline Terrace, said they are now within the 300-foot limit because of the private sewer expansion behind their properties. The fact was a surprise to all of the neighbors. She said the neighbors know that reserves are finite and understand the Council's concerns, but capital recovery isn't a good option. They are asking the Council to use reserves for this project, to take care of the remaining old septic systems on the street.

Councilor Rich Kellum asked if all five eligible properties intend to connect to the new sewer now. Petrovich said no. Kellum said reimbursement to the City, then, might not happen for 30 to 40 years. If the Council does this now, others will also want it in the future. Petrovich said she believes her bill for the sewer may be as much as \$140,000. There is no way she can afford that. She can't even qualify for a second mortgage that size. Kellum said the city has hundreds of property owners in the same situation. If the Council helps these neighbors, how can they refuse to help everyone else?

Bernal reminded the Council that Konopa had said it was possible to revise the City policies to avert future requests.

The Council discussed recent similar projects and the number of properties affected that have actually connected to the new lines. They discussed the possibility of changing the connection fee going forward.

Petrovich said discussion in earlier Council minutes indicates that this kind of situation is exactly what the reserve money is for. If the Council changes the policy now, they will be changing it in the middle of the neighborhood, and it's a City project that put these neighbors in this position.

Councilor Dick Olsen asked, if the Council changes the connection fees, would someone who connects after the discussion pay the new connection fee or the old one? City Attorney Sean Kidd said they would pay the new fee. Olsen said the Council doesn't have a fixed policy to pay or not to pay for infill projects. If we have the money, we should help these people as we helped the others. We could pay for this one and reconsider our connection fees.

Councilor Bessie Johnson said, we help individual owners with failing septic systems connect to sewer, because it's a health hazard. These are all old systems and may fail within a few years. We should just do it. We'll have to do it anyway within the next few years.

MOTION: Councilor Ray Kopczynski moved to proceed with the project as originally described in Alternative IV in the staff memo included in the agenda packet for the January 22, 2018, work session, and discuss revising connection fees. Olsen seconded the motion.

The Council discussed suspending the program of helping owners until the policy and the fees have been revised. Public Works Engineering and Community Development Director Jeff Blaine said it's not a good idea to suspend the program because money is being received and paid out.

VOTE: The motion passed 6-0.

SCHEDULED BUSINESS

Albany Municipal Code (AMC) Additions and Revisions – Kris Schendel.

4:42 p.m.

Code Compliance Officer Kris Schendel presented slides (see agenda file). The Police Department is proposing several AMC changes. The first is a change to parking fees to adjust for errors found by Community Service officers. In 2017 the Council increased the downtown parking fees charged by the Albany Downtown Association (ADA), but City parking fees were never spelled out by resolution. The proposed resolution would align City fees with the ones charged by the ADA.

The second proposed change addresses abandoned vehicles. Currently, the police tag apparently abandoned vehicles with an orange sticker requiring the owner to move the vehicle within 24 hours. A loophole allows owners of vehicles that don't run to avoid towing by repeatedly moving a vehicle a few inches. The proposed regulations would give owners 24 hours to move operable vehicles and require that inoperable ones be moved off the road.

Another proposed ordinance specifies improved standards for boarding up vacant buildings. Schendel said 95 percent of boarded-up buildings are entered repeatedly within six months. The new regulation would require the use of clear polycarbonate on public-facing doors and windows. On non-street-facing walls, owners would be required to use exterior grade boards instead of plywood. The rules would also specify how to board up windows and doors to make it harder to get into the building.

Police are also proposing an ordinance that would prohibit camping in any public space, including under viaducts and bridges. Schendel showed slides of littered sites where people had been camping.

Johnson asked where homeless campers are supposed to go. She is worried that some homeless simply don't have any alternative to camping out. Schendel said every time he talks to local shelters, they have beds available. Konopa said the homeless need to work with the shelters and local agencies. For many homeless, it's their own choices that got them there. Enabling them to stay homeless is not a solution. Schendel said he has joined the HEART (Homeless Engagement and Resource Team) board so he can learn about solutions.

Schendel also described an ordinance that would establish an Enhanced Law Enforcement Area between Pine and Elm streets, from Pacific Boulevard to the Willamette River. The area represents 5 percent of the total area of the city, but 19.2 percent of all city crime occurs there. Under the new law, a person convicted of three crimes within the Enhanced Area could be barred from the area for three months to a year. There would be exceptions for travel to school or court or mental health and other social service agencies.

The Utility Rate Adjustments item was moved to the end of the agenda.

Transportation System Development Charges (SDC) Funded List Amendments – Ron Irish **5:20 p.m.**

Transportation Systems Analyst Ron Irish reminded the Council that in May 2017 they decided to place a traffic signal instead of a roundabout at the intersection of Crocker Lane and Gibson Hill Road. The roundabout was in the master plan, funded at \$1.2 million. The change made \$790,000 in SDC money available for redistribution to other projects. Funding is targeted at short-term projects that will be constructed by developers as well as projects Council has a contractual obligation to participate in.

The proposed projects are:

- Somerset Avenue along the north side of the new school site
- Knox Butte Road between Goldfish Farm Road and Timber Ridge Street
- Knox Butte Road from Timber Ridge Street west to the Urban Growth Boundary
- Goldfish Farm Road south of Dogwood Avenue
- Crocker Lane

Kopczynski said the current project list shows estimated costs in 2010 dollars. He asked when the estimates will be updated. Irish said Public Works upgrades the cost estimate for individual projects as it becomes time to build them. All of the costs will be updated the next time staff updates the Transportation System Plan as a whole. Kopczynski asked if the Council and staff anticipated the increased development in North Albany when they chose a stoplight over a roundabout. Irish said yes.

Olsen asked the rate of inflation since 2010. Irish said it is between 22 and 25 percent.

Konopa said this information will be presented in a public hearing on March 28, 2018.
Intergovernmental Agreement For CAD/RMS System Governance – Jorge Salinas. **5:30 p.m.**

Deputy City Manager/Chief Information Officer Jorge Salinas reminded the Council that the City entered into a temporary intergovernmental agreement (IGA) with the Linn County Sheriff's Office (LCSO) in 2014 to develop a multi-agency computer system. The system was implemented in 2017. This IGA will ensure its continued operation and maintenance. He introduced Lieutenant Micah Smith of the LCSO.

Smith said this is a step forward for public safety. It gets all of the public safety agencies in Linn County on the same system, except Lebanon and Sweet Home. The IGA is set up so that individual agencies can sign on without having to rewrite the agreement.

The IGA will be on the next Regular Session agenda for Council approval.

City Manager Report **5:37 p.m.**

City Manager Peter Troedsson introduced Senior Human Resources (HR) Program Coordinator Danette Jamison, who was recently promoted to succeed David Shaw as HR Director. Jamison has worked at the City for almost 26 years.

Utility Rate Adjustments – Jeff Blaine.

5:38 p.m.

Blaine presented a series of slides relating to rates for water, wastewater, and stormwater services (see agenda file). He briefly explained each slide. He noted that although the schedule of rate discussions will change in the next fiscal year, the effective dates of any rate adjustments will stay the same.

Blaine said there are three reasons for a rate adjustment: capital project needs, regulatory compliance requirements, and inflation. The water capital fund is currently not adequate to provide desired levels of service, and local costs are rising faster than regional inflation. The sewer fund is meeting desired levels of service. No desired level of service has been established yet for the stormwater fund.

Public Works staff recommends a 5 percent increase in water rates and a 3.5 percent increase in sewer rates next fiscal year. A 5 percent increase in stormwater rates would equal inflation. Staff recommends a 13 percent increase because of anticipated needs.

The Council discussed rates. Kellum said the Council only sees residential rates, but he gets a lot of comments from commercial ratepayers. He suggested that Public Works choose a few representative commercial users so that the Council can get an idea of what commercial users pay. Councilor Bill Coburn said this information would be helpful when the Council is doing community outreach on rate increases.

The Council discussed the ways rate receipts and SDCs work together to fund projects. Konopa said when the Council last set SDCs, housing prices were about two-thirds of what they are now.

Blaine said increasing rates by the minimums recommended would raise the total average single-family residence bill about 4.75 percent. He asked if the Council preferred to choose a funding target and then do public outreach, or to do the outreach and then select a target. Coburn said it would be better to start with a target and explain issues and solutions to the public.

Kellum asked when the City would know the cost of the state's new stormwater regulatory requirements. Blaine said he can't forecast that.

Councilor Mike Sykes expressed frustration with the discussion of utility rate increases when we are also proposing to voters a motor vehicle fuel tax for street repairs. He thinks citizens will start getting angry. Konopa agreed that it is unfortunate, but the Council can't avoid doing something to address the funding needs.

RECESS

The Council took a break at 6:22 p.m.

RECONVENE

The Council reconvened at 6:27 p.m.

Blaine suggested coming back to a future work session to discuss stormwater needs and a funding target, and then doing public outreach. The Council agreed. Blaine also suggested moving forward with the recommended rate increases of 5 percent for water, 3.5 percent for sewer, and 5 percent for stormwater for Fiscal Year 2018-2019. He said Public Works would then come back to the Council to discuss the next steps to address needs.

BUSINESS FROM THE COUNCIL

6:34 p.m.

Kellum reported that he met recently with Salinas and Economic Development Manager Seth Sherry at Linn Benton Community College (LBCC) to look at invoices for the workforce program. They found some inaccuracies which will be corrected, and LBCC will reimburse the City.

Konopa said she talked to KEZI TV about the motor vehicle fuel tax ballot measure.

City Manager Peter Troedsson mentioned that the Council had asked about the buildable lands inventory. It's available as part of his Friday email report to the Councilors (see agenda file).

RECESS TO EXECUTIVE SESSION TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO CARRY ON LABOR NEGOTIATIONS IN ACCORDANCE WITH ORS 192.660 (2)(d).

The Council recessed to Executive Session at 6:37 p.m.

RECONVENE

The Council reconvened to Regular Session at 7:20 p.m.

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse
Deputy City Clerk

Peter Troedsson
City Manager

Note: Staff handouts referred to in the minutes as (see agenda file) are available on the website in the "Staff Handouts" column.