

CITY OF ALBANY
CITY COUNCIL (WORK SESSION)
Municipal Court Room
Monday, April 7, 2008
4:00 p.m.

MINUTES

CALL TO ORDER

Mayor Dan Bedore called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors present: Councilors Ralph Reid Jr., Floyd Collins, Jeff Christman, Bessie Johnson, Dick Olsen, and Sharon Konopa.

BUSINESS FROM THE PUBLIC

There was no business from the public.

LIBRARY RENOVATION UPDATE

Library Director Ed Gallagher provided an update on the Library renovation. He said eight firms responded to the Request For Proposal. The selection team narrowed the field to three strong candidates. Bids from the three firms are expected by next Tuesday. Meanwhile, Coldwell Banker Realtors has been hired to begin the process to sell the current Library building.

Project Manager Paul Frankenberger said he has been working with the architects on construction documents. Plans have been submitted for review by the City Building Division and the Planning Commission. This issue is expected to come to the City Council for bid award on May 14. He said there are some challenges because the building was designed as an office building. Structural upgrades are needed to the floor and roof systems, and there are some electrical complexities. Another issue is the HVAC system. The City expressed a preference for a system that is well-tested and trusted. He said the chosen system is a variable refrigeration system which has been used in Europe and Asia for more than 20 years. It is a highly successful system and was chosen due to its longevity and energy efficiencies.

Councilor Dick Olsen asked if consideration will be given to using geothermal equipment for increased energy efficiency. Frankenberger said the system does not include geothermal equipment and it would cause a significant delay to go back and look at other systems at this point in the project. He said he thinks the Council will be happy with the energy efficiency of the chosen system.

Councilor Floyd Collins asked if anyone in the Northwest uses this HVAC system and if there are local installers. Frankenberger said there are a number of installers in the area and the system is installed in a number of significant buildings, including a 15-story hotel in Portland and a couple of Oregon schools. Everyone he has spoken with has said they are happy with the system.

Councilor Bessie Johnson asked if there are any installers in Albany. Frankenberger said he is not sure, but the contract requests that contractors consider local installers whenever possible.

In response to an inquiry from Councilor Ralph Reid, Jr., Frankenberger said this system is significantly less expensive than other HVAC options that were considered.

Frankenberger said the building will be fully sprinkled. Exterior modifications will include canopies and paint. He reviewed the roofing types included in the specifications, and he circulated a manufacturer's flyer on a TPO roofing system which, he said, is increasing in use due to its durability and 20-year warranty.

In response to an inquiry from Collins, Frankenberger said the specifications are set up with a list of approved products and the method by which one can apply for a substitution.

Councilor Sharon Konopa noted that the Council received several comments about the exterior color scheme and she asked if there has been any public process around that issue. Gallagher said the final color scheme has not been chosen. The community feedback was shared with the architects and it is expected that the colors will be significantly muted.

In response to an inquiry from Johnson, Gallagher said the current Library building is expected to be listed at the appraised price of \$1,830,000.

URBAN FORESTRY MANAGEMENT PLAN UPDATE

Parks and Facilities Manager/City Forester Craig Carnagey drew attention to the updated Urban Forestry Management Plan (UFMP), distributed in packets. He said the Tree Commission has been working on the UFMP for several years. Primary areas include tree preservation and protection, tree planting, tree maintenance, and tree removal. There are several appendices, including the Tree Inventory, Recommended Street Trees, and Tree Codes.

Albany City Council Work Session
Monday, April 7, 2008

The UFMP is intended to be a resource for the public, help staff with priorities, and inform developers regarding expectations. He said the UFMP is presented for the Council's approval and he invited any questions.

Bedore asked if there was any public involvement in creating the UFMP. Carnagey said all Tree Commission meetings are public meetings and public comments are encouraged. This issue was on the Tree Commission agenda for seven or eight meetings, but he does not recall that there was significant public input. The finalized UFMP will be made available to the public.

Collins drew attention to page 8, item 2, which he feels includes buzz words that will have different meanings to different people.

Collins referred to 2.3.4. He suggested that there be a resolution process specified in the event that there are conflicts between the City Engineer and the City Forester. City Manager Wes Hare said any issues would generally be brought to the City Manager and that could be added here.

Collins noted a typographical error in 4.4.9 - it should read (30').

Collins referred to 4.6, which restricts tree planting times. Carnagey said these are the optimal tree planting times. If street trees are planted outside of these times, the City would like the opportunity to advise and to ensure that there is a supplemental system in place so that trees do not suffer drought stress.

Olsen drew attention to a minor typographical error in 5.2.3.5.

Reid referred to the third paragraph under Background on Page 4. He suggested that *environmental services* be changed to *environmental benefits*.

Reid referred to 1.2. He asked why there is no reference to public education in this section. Carnagey said he thinks education is the point of the document in general, but he agreed that it would be good to point that out in this section. Reid referred to 1.3.4. He said a mass removal of trees would occur with any future development of the southwest corner of Valley View and Crocker Lane, and he does not know of an area where that number of trees could be replanted. Carnagey reviewed the intent of the proposed Albany Development Code revisions that address mitigation. He advised that, in the event that there was a lack of places to plant trees, mitigation money would go into the urban forestry account.

Reid referred to 1.3.5. He asked if establishment of a Tree Fund would necessitate the establishment of a foundation to keep monies separate from the Parks & Recreation general fund. City Manager Hare advised that the City may receive private funds that are designated for a specific purpose. In response to an inquiry from Johnson, Carnagey advised that the City may receive these funds, but cannot spend them without City Council authorization.

Councilor Jeff Christman said he is concerned about the way the recommendations on pages 6 and 7 are worded. He would like it to be emphasized that these are not part of the adopted plan, but are recommendations that the Tree Commission will make to the City Council.

Reid initiated discussion about 1.3.6. Carnagey reviewed discussions on this issue with City Attorney Jim Delapoe and noted that the item will drop off of the list of recommendations once the Code changes have been adopted.

Reid referred to 2.2. He asked if the City has personnel available to do all of the redesign work as outlined. Carnagey said this item is intended to advise developers about the City's priorities. Reid suggested that it be reworded for clarity.

Reid said many of the sub-items under 2.3 are covered in 2.3.2. Bedore said he thinks it is better to be specific than to be vague.

In response to an inquiry from Collins, Carnagey clarified that restrictions related to the dripline of trees are only for trees that are specified for protection. Collins suggested that be rewritten for clarity.

Reid referred to 4.3.2. In response to his inquiry, Carnagey said juniper is not currently on the City's recommended street tree list.

Olsen asked if the tree protection standards prohibit planting trees in barrels. Carnagey said they do. He said planting in barrels can restrict stability and is not recommended.

Reid referred to 4.3.2.6. Carnagey said this item refers to both tree pruning and root pruning and is meant to prevent materials from being shaped by the nursery to eliminate defects just before planting.

Collins noted that planting on industrial property is not covered.

Collins said he appreciates the work of the Tree Commission and staff. He asked that the Council see the document with the requested edits prior to approving it.

WATER POLICY AND SUPPLY PLAN

Public Works Director Diane Taniguchi-Dennis discussed with the Council the proposal presented by Benton County Commissioner Linda Modrell previously for the City of Albany and Benton County to enter into a Memorandum of Cooperation to promote collaboration for the purpose of creating a cross-jurisdictional and cross-watershed water policy and supply plan. A draft Memorandum of Cooperation is attached to the staff report. Taniguchi-Dennis said she thinks it is important that Albany actually participates in water supply planning to make sure our community issues are considered in the process.

Konopa referred to the issue of septic tanks and how they might affect future water quality. She said she would like consideration on water quality to be part of the discussion. Hare said this illustrates the importance that Albany has a representative at the table.

Reid expressed concern about proposals related to Adair water rights and about opening up all of Benton County for development. Bedore said having a seat at the table will allow Albany to weigh in on those discussions.

MOTION: Johnson moved to enter into the Memorandum of Cooperation and to appoint Public Works Director Diane Taniguchi-Dennis or her designee to serve as the principal representative. Reid seconded the motion, and it passed 6-0.

STRATEGIC PLAN UPDATE

Hare drew attention to the updated Strategic Plan, distributed in packets. He said Public Information Officer Marilyn Smith has incorporated comments from the last Council work session and remarks sent to her since that time. He asked for any additional input.

Collins referred to page 9, #5, and asked what is meant by *inventory of residential occupancies*. Hare said he thinks there is a desire to know the numbers and types of residential uses throughout the City. This can be reworded for clarification.

Collins drew attention to a typographical error on page 10, item 3.

Collins drew attention to page 11, item 2 under Effective Government Strategies and Actions. He said citizen involvement should be continued on all boards and commissions and he sees no reason to specify CARA and Albany Municipal Airport.

Collins drew attention to page 12, item 11. He said he does not disagree with the idea of establishing a commission on sustainability, but he feels there should be a clear definition of sustainability so the commission is clear of its mission. Hare said there is a staff committee that has been dealing with this issue and he feels there is a good understanding of the definition of sustainability.

Collins initiated discussion about the trends listed on page 13. He said there may be reasons why Albany does not meet statewide averages and the City cannot control all of these trends. Hare agreed that a couple of the trends could be removed. Bedore said some of the trends can be influenced by job creation and other measures.

Konopa referred to the new text on page 8, item 1. She suggested that wording be added as follows: *Advocate at the state level for alternative funding sources for expansion of our police and fire facilities*. She said her intent is to advocate for use of system development charges (SDCs) for police, fire, and libraries. There was general agreement to add the language as suggested, but to not make it specific to SDCs.

Christman said page 8, item 1.b. does a good job of stipulating a timeframe, but other sections in the document do not. He noted that subsections d., e., and f. refer to 200*. He would like to either replace that with a date or eliminate it completely. Brief discussion followed. Hare said staff will try to address the desire for a higher degree of specificity on scheduling in the Plan. He noted that part of implementation is tied to the budget.

Konopa referred to page 10, item 1.g., and the word *barrier*. She said some consider wetlands to be barriers, but she considers them to be water quality features. She would like to discuss how much commercial property is desired for the City. She would like to encourage building vertically in commercial zones. Christman said he thinks the item referred to is a good statement to address those concerns. He said there are places where designated wetlands are a barrier and those issues need to be resolved in some manner. Konopa said she would like to see references to building vertically included in this document or in some way plugged into the City's policies. She expressed concern that opening the door for 50-acre commercial sites also opens the door for sprawl.

Planning Manager Don Donovan said past projections assumed quite dense commercial development. He said he understands that Konopa would like to know if the current projections are assuming dense development and staff will get that answer. Hare added that the City has already made some decisions that restrict how the City will grow and what it will look like and that state regulations make expansion of the Urban Growth Boundary difficult. He said he understands Konopa's point, but it would be difficult for Albany to sprawl without dramatic changes in state land use laws. Brief discussion followed.

Reid noted a typographical error on page 8, item 1.a.: 2007 should be changed or deleted.

Reid requested a change on page 8, item 8: change *drainage* to *storm drainage*.

Reid requested a change on page 6, item 9.d.: add *Third Street*. It was agreed to also add a date of 08-09.

Reid requested an addition on page 6, item 8: add a new subitem f., *bicycle and pedestrian ferry between Albany and Corvallis*.

Johnson suggested the addition of a reference to sewer on Springhill Drive. It was agreed to add a new item on page 9, item 3.b.: *Develop conceptual plan and funding option for Springhill basin*, with timeframe of 2009.

Reid asked for a change on page 5, item 1: Utilize the CARA district to *assist in* cleanup.

Staff will make the requested changes.

COUNCILOR COMMENTS

Reid said Washington, DC was beautiful. It was the consensus of the legislators that this is not a year that there will be very many earmarks and he did not receive the funding he sought. Bedore expressed appreciation for Reid's efforts.

Collins said a citizen approached him to ask why Albany does not have a tagging ordinance. Marilyn Smith said she spoke with the Police Department about this issue. The volunteer graffiti program that was previously in place had lapsed because there had been no serious problem for some time. Tagging has been increasing again, however, and the Community Resource Unit is pushing to have the program reinstated. She said there are communities which have tagging ordinances, but Albany felt its volunteer program was very effective. Hare added that the existing ordinances regarding vandalism provide the means to address tagging.

Bedore said he had the opportunity last week to read a proclamation designating April as National Child Abuse Prevention Month.

Bedore read a letter from the Council of Governments thanking the City for its contribution to the Meals on Wheels program. He also expressed his personal appreciation, noting that his father-in-law benefits from the social interaction provided by the program.

CITY MANAGER REPORT

Hare said City Attorney Delapoer will be available to answer any questions regarding the Oxford House at the Council meeting on Wednesday. Councilors are invited to submit questions in advance.

Hare said he will show a PowerPoint presentation of his recent work in Beirut, Lebanon after the work session for those Councilors who would like to stay and watch it.

ADJOURNMENT

There being no other business, the Work Session adjourned at 6:00 p.m.

Respectfully submitted,

Teresa Nix
Administrative Assistant

Reviewed by,

Stewart Taylor
Finance Director