

CITY OF ALBANY  
CITY COUNCIL (WORK SESSION)  
Municipal Court Room  
Monday, October 20, 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.

Councilors absent: Councilor Dick Olsen.

BUSINESS FROM THE PUBLIC

There was no business from the public.

TRANSPORTATION SYSTEMS DEVELOPMENT CHARGES 101

Civil Engineer III Jeni Richardson explained that over the last several months, staff has been meeting with the community and has put together a list of what it takes to build a safe and efficient transportation system. We are now at the point where we need to identify funding sources, beginning with a conversation about System Development Charges (SDC) improvement fees and project eligibility in relation to growth.

Richardson said the Home Builders Association was invited to attend this work session. She will also be giving separate presentations to the Homebuilding Association, the Albany Chamber of Commerce, and neighborhood meeting forums. The financial plan, SDC-R option, and other funding options will come to a future meeting.

Richardson said the Power Point presentation tonight will cover three areas. Consultant Debbie Gilardi will give an overview of SDCs and Transportation Systems Analyst Ron Irish will review the current SDC methodology and some of the challenges it brings. Gilardi will conclude by discussing proposed methodology for identifying the growth component of projects.

Gilardi began the Power Point presentation (see agenda file).

Councilor Floyd Collins asked for an example of a project that demonstrates the shortcomings of the existing methodology. Irish said Grand Prairie Road is a good example.

Gilardi handed out the project list (see agenda file).

Richardson handed out a document titled Preliminary SDC Eligible Cost (see agenda file).

Irish described how bike and pedestrian facilities are proposed to be evaluated for deficiencies. This draft methodology seems to give the most flexibility. The standard was set by adopting a plan that allocates how much need there is of a certain facility today and in the future. It does not charge growth for more than its share on a system wide basis.

Collins asked, do you reevaluate the trip counts with zone changes? Irish said that would be difficult to do. Usually the new use is a higher use. We are under obligation to do a traffic analysis every time we do a zone change. If the zone change could result in a more intense use on the site than allowed under current zoning, an analysis is done to determine the extra impact. If a significant impact is found, we do a mitigation package. This is what happened with the Ropp property. It is also impacted by total daily trips versus peak hour trips.

Councilor Sharon Konopa asked, do we have to base a new TSDC fee on peak hour trips? Irish said, we don't have to, although it does have advantages. For example, we can charge according to peak hour which in turn encourages builders to use off-peak for trip generation to minimize the impact on the streets. If we were to base charges on daily trips only, there would be no incentive to reduce trips. Konopa feels this method is inconsistent. Discussion followed.

Konopa asked why Ellingson Road (L23 on the list) is only 61 percent SDC eligible when it is fully growth related. Irish said, because a portion of that road will absorb residential trips on Seven Mile Lane.

Collins asked why North Albany Road (L47 on the list) is only 6 percent eligible. Irish said they compared 2030 growth to current growth, and also considered an urban upgrade. They are not adding capacity in this case, which is why there is not a larger SDC component. Discussion followed.

Councilor Ralph Reid would like a summary of how many pedestrian facilities have 30 percent existing deficiency. Gilardi will provide it to the Council.

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Collins said that part of our analysis should be to define the right-of-way needs for 2030.

Councilor Bessie Johnson asked, can you do a comparison between the old and new methodology? Irish said, we will do a comparison of the typical use for a household and how it measures up with old and new methodology. We will also describe what other communities are doing, and why.

Richardson said in the future, items will go to the Council first, then the public, and then back to the Council so they know what comments the public had.

#### COUNCILOR COMMENTS

Councilor Jeff Christman asked, who is responsible for maintaining the rubber speed bumps on Center Street? Irish said, it is part of a neighborhood improvement project which was paid for by the City and the neighborhood. The speed bump portion of the project was paid in full by the City. We will be pulling the rubber ones out and replacing them with asphalt.

#### CITY MANAGER'S REPORT

City Manager Wes Hare said the City received a proposal from the YMCA about purchasing property for use as a new police and fire station. The information will be presented at a future Executive Session.

#### ADJOURNMENT

There being no other business, the Work Session adjourned at 5:33 p.m.

Respectfully submitted,

Mary A. Dibble, CMC  
Deputy City Clerk

Reviewed by,

Stewart Taylor  
Finance Director

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