

CITY OF ALBANY
CITY COUNCIL (WORK SESSION)
Municipal Court Room
Monday, February 8, 2010
4:00 p.m.

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 4:02 p.m.

ROLL CALL

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

Councilors absent: None.

BUSINESS FROM THE PUBLIC

There was no business from the public.

AERIAL MAPPING PROJECT UPDATE

Information Technology Director Jorge Salinas said a Request For Quotation (RFQ) was sent out and one vendor responded, with a quote that was even less than the quotes obtained previously in 2006. The vendor is 3Di West from Eugene. The city of Millersburg will be contributing \$4,035 to this project.

Data Systems Manager Pete Brandstetter described the three outcomes of this project: the flyover, the maps of streets and water lines, and the CAD upload. The net cost to the City is \$92,806. Funds for this project have been set aside annually for four years.

Salinas said there have been significant changes in Albany over the last four years. This project is supported by the Public Works Director and the Community Development Director as necessary to capture changes in the Albany's terrain and infrastructure.

Councilor Floyd Collins asked about the flood level data. After meeting with staff and discussing the data with the Council, Collins is concerned about which set of datum – the City's, Linn County's, or FEMA's – will be used. He wants to have some level of consistency.

Councilor Ralph Reid suggested staff offer Tangent an opportunity to participate in the flyover. Brandstetter said that Linn County's flyover includes Tangent. Albany does not include them because we do not provide infrastructure for Tangent.

Councilor Dick Olsen asked if Albany can do a portion of the flyover instead of the full City. For example, just areas that have been updated could be targeted. Brandstetter said the flyover will include the whole city. But from that, not every tile will be updated – just those with new infrastructure. The cost difference to fly over the whole City versus a portion is minimal.

This item is scheduled for the February 10, 2010, Council meeting.

LEAN SIX SIGMA GREENBELT PROJECT REPORT

Salinas said that he and Recreation Programs Manager Katie Nooshazar used the City's phone tree and Parks & Recreation's class registration process as a Lean Six Sigma project.

Salinas showed a PowerPoint presentation. He included three slides that were not in the agenda packet: Process Lifecycle (see agenda file); an analysis of extension 7777 (see agenda file); and an analysis of extension 7500 (see agenda file).

Nooshazar explained that while analyzing the amount of time it takes a customer to navigate the phone tree, they discovered ways to improve the class registration process.

Collins said that even though Police and Fire do not receive the most calls, they should still be listed as the first and second option of the phone tree. Salinas said the phone tree hierarchy decisions were based strictly on data. The Fire Department only gets 28 calls and most of them are administrative.

Councilor Bessie Johnson commended staff on the project.

Management Systems Director Bob Woods said that Nooshazar and Salinas were the first of the Lean Six Sigma

trainees to complete a project. He presented them with framed certificates to mark the designation of their official “green belt” certifications. Woods said this project shows how Lean Six Sigma can bring about improvements in customer service. He hopes to present more projects to the City Council in the future.

BUILDING FEE INCREASES FOLLOWUP

Community Development Director Greg Byrne said that the Council’s last direction was for staff to apply more emphasis on commercial than residential permit fees. The staff report provides fee proposals and examples of their impact. Staff met with Bill Higby, president of the Homebuilders Association, last week and gave him the same information. They have not yet received a formal recommendation.

Councilor Bill Coburn said the information in the staff report is for electrical permits. He asked about mechanical permits. Building Official Melanie Adams said she checked with other jurisdictions and in most all cases Albany was low. If residential permits are increased, we are unlikely to see an increase in mechanical permits and actually a minor decrease in mechanical could help to offset the residential increase. She said, this is better for our customers. The same concept applies to residential plumbing; there is a small increase, but the bulk of the increase is for the structure, not the mechanical or plumbing component. She said that for the electrical component, Albany is very low in comparison, as the staff report shows.

Collins said that in his opinion, there is enough information to take this to a public hearing. He would like to see it proceed. Coburn is also satisfied. He added that it will be important to show Albany’s fees compared to other cities at the public hearing.

Coburn asked if Byrne had considered an implementation schedule. Byrne said he would like to make it effective immediately upon Council action. He is concerned that delaying the increase might result in a flood of hasty permits coming in that would end up taking much more time to resolve in the long run.

Collins pointed out that the last time fees were raised was in 2001. He prefers to make incremental fee increases than to be in the position we are now. It is very difficult to communicate to the community why such a large increase is necessary. He said that those in the construction business understand that if they want prompt service, it comes with a cost. Waiting even three days for a permit can shut a project down.

Konopa wants to set a policy that this is a cost recovery program.

Staff will schedule a public hearing for February 24, 2010.

TIMBER STREET/EXPO PARKWAY, AIRPORT ROAD UPDATES

Public Works Director Taniguchi-Dennis commended Civil Engineer III Jeni Richardson and Transportation System Analyst Ron Irish for the open house they hosted on February 3, 2010, at City Hall. Irish did an exceptional job explaining all the different scenarios.

Richardson said that at the January 13, 2010, public hearing, the Council directed staff to get feedback on two items: the South Shore Drive neighborhood and Timber Street vs. Expo Parkway.

Richardson said because of citizen concern that the interchange plan might allow a cut through at South Shore Drive, staff drafted a revision and added language to the Transportation System Plan (TSP) to discourage it. She displayed an overhead of page 73 of the Albany 2030 TSP -Draft (see agenda file). The language was modified to include “It is the recommendation of this City Council that the IAMP not incorporate interchange designs that would redirect highway and commercial traffic through existing residential neighborhoods (e.g. the South Shore Drive neighborhood).”

Reid asked, will staff include Dunlap Avenue? Irish said the current language identifies South Shore Drive as an example but that it would apply to both streets.

Collins thinks this is a good way to point out Albany’s position and it also puts the Oregon Department of Transportation (ODOT) on notice that they need to look carefully at alternative routes. Discussion followed about specificity of the language and timing.

Richardson passed out a written comment from a participant of the February 3, 2010 neighborhood meeting that was not included in the agenda packet (see agenda file).

Richardson showed an overhead with maps showing Options 1, 2, and 3 (see agenda file) that were presented at the neighborhood meeting.

Richardson said most folks seemed to lean towards Option 3, which retains Expo Parkway to serve the Century Drive traffic and the regional commercial area, and develops a new Timber Street option to serve the future residential properties to the north.

Richardson displayed an overhead of the Dunlap Avenue Extension project L21 (see agenda file). It shows the flexibility in the exact placement of this connection from Century to Expo Parkway. Collins thinks it is useful to show

the three alternative routes in this TSP project. The result will still be development driven or based on the interchange design, but regardless it shows ODOT that there are alternatives and also communicates to citizens the Council's concern.

Discussion followed about Opal Avenue being discussed in the ODOT Interstate-5 Environmental Assessment (EA) project currently underway. It was decided that the EA is the appropriate place to discuss using Opal Street instead of Expo Parkway because Albany has the best chance of success in that venue.

Richardson described the Timber Street Extension to Somerset Avenue project L18 overhead (see agenda file). This connection would serve residential properties to the north. The exact alignment will be determined in the site plan review and will be designated by dashed lines.

Richardson described the Knox Butte Road Widening project L21 overhead (see agenda file). A new sentence was added to the description that 'final design should mitigate access and driveway impacts to the houses that remain'.

Richardson said the February 2010 TSP will be updated with these four pages and available online a week before the February 24, 2010, public hearing at www.cityofalbany.net/tmp. Testimony at the hearing will be limited to discussion of these projects.

AIRPORT ADVISORY COMMISSION

Water Quality Control Supervisor Chris Bailey passed out the draft ordinance that was distributed at the January 11, 2010, work session (see agenda file). She noted that the ordinance is the same; no changes were made.

Deputy City Clerk Mary Dibble read the motion from the Summary of the January 11, 2010, work session: "Motion to add language to the draft of Airport Advisory Commission, Section 2.26.30, Term of Office, that persons with an improvement on the Airport site are allowed to be members; that pilots are allowed to be members; that four of the seven members must be current holders of pilot certificates; and that four of the seven members must be City of Albany residents. The motion was seconded. Motion to table the pending motion to a future work session, with the date to be determined by the City Manager's Office, passed 4-2, with Collins and Reid voting no."

Olsen objects to allowing members that do not live in the City limits, and also to requiring four pilots. He asked, what if he finds an appointee that is not a pilot but there are not three positions left? He thinks there is an advantage to having an Airport Advisory Board comprised of ordinary, non-pilot citizens as opposed to being made of Fixed Based Operators (FBOs), hangar owners, and pilots. The decisions coming from the Board need to be good for the City of Albany, not just good for the pilots. Collins disagreed, explaining that all the other City Commissions are comprised of folks that have a specific interest.

Johnson agrees that there should not be a minimum number of pilots. She thinks they should be City residents. She pointed out that there doesn't have to be an Airport Advisory Commission in order for folks to bring their ideas to the Council; they can do that anyway. It was pointed out that the Art Commission and Tree Commission do allow non-resident participation. Johnson said she disagrees with that, and thinks that all City Commissions should be made up of folks that actually pay City of Albany taxes.

Councilor Jeff Christman believes this Commission does have a regional impact so it is different than other Commissions. He does think it is important that there is some way to include pilots or hangar owners.

Reid thinks there should be a minimum of four City residents required. He does not think that having a pilot license should be a requirement.

City Attorney Jim Delapoer pointed out that there is not a requirement for how the Council is to appoint members. For example, each Councilor could nominate two members from their ward, or members could be selected at-large.

Coburn thinks there is a regional interest so membership should not be restricted to City residents.

MOTION: Collins moved to direct staff to draft an ordinance which includes that the Airport Advisory Commission members will be appointed at-large and that four of the seven members of the Commission must reside within the City of Albany limits. Olsen seconded the motion and it passed 5-1, with Johnson voting no.

Delapoer commented that members of this Commission can run the risk of unethical behavior if they are voting on something that benefits them economically. The measure will be if there is personal pecuniary interest in any decision they are making. Delapoer advises that members should recuse themselves of any such decisions. The Councilors should also keep this in mind as they make appointments, so they are not putting their appointee at risk. Discussion followed.

WATER RATE COMPARISONS

Taniguchi-Dennis said the staff report shows that Albany does not have the highest water rates in Oregon. Albany is ranked 5th for water rates and 25th for sewer rates as compared to 67 other cities. The water, sewer, stormwater, and transportation fee data was prepared by Debbie Galardi and Ray Bartlett, utility financial consultants, who track utility

rate data. Taniguchi-Dennis pointed out that other cities have a conservation rate, whereby if customers use more water, they pay more. In Albany, we have an inverted block where the water rate reduces as consumption increases.

Staff will be presenting information at the February 22, 1020, work session about the results of forgoing a water rate increase. The Council will have a range of options to consider, including the capital projects that may or may not be built, based on rate revenues.

Konopa asked Taniguchi-Dennis if she reduced staff with the economy. Taniguchi-Dennis said that currently they are understaffed in many operational areas and with the brand new separation incentive introduced by Human Resources, there may be retirements that she will not refill, however it will depend on which positions become vacant.

Olsen asked what McMinnville's rates are. Taniguchi-Dennis will get that information.

COUNCILOR COMMENTS

There were no Councilor comments.

CITY MANAGER REPORT

City Manager Wes Hare said that he, Konopa, and Public Information Office/Management Assistant Marilyn Smith met with representatives from the Salvation Army to discuss how they can better serve the Albany community. Hare suggested that they consider a detox center and they seemed interested. Discussion followed.

ADJOURNMENT

There being no other business, the Work Session adjourned at 6:20 p.m.

Respectfully submitted,

Mary A. Dibble, MMC
Deputy City Clerk

Reviewed by,

Stewart Taylor
Finance Director

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