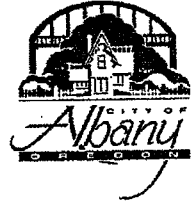


Approved by Linn County: 8-3-11

Approved by City of Albany: 8-10-11



**MINUTES OF THE JOINT WORK SESSION OF THE
LINN COUNTY BOARD OF COMMISSIONERS
AND
ALBANY CITY COUNCIL
LINN COUNTY COURTHOUSE, BASEMENT MEETING ROOM
4:00 p.m., Monday, July 18, 2011**



The Linn County Board of Commissioners and the Albany City Council met for a Joint Work Session on Monday, July 18, 2011.

Those present for the matters as indicated below were: Linn County Commissioners Roger Nyquist, Chairman, John Lindsey, Vice-Chairman and Will Tucker; Ralph Wyatt, Linn County Administrative Officer; Jason Carlile, Linn County District Attorney; Mark Noakes, Linn County Assessor/Tax Collector; Darrin Lane, Linn County Roadmaster; Sharon Konopa, Mayor, City of Albany; Albany City Councilors Dick Olsen, Floyd Collins, William Coburn, Bessie Johnson and Jeff Christman; Wes Hare, Manager, City of Albany; Mark Shepard, Assistant Director, Albany Public Works Department; Ron Irish, Transportation System Analyst, Albany Public Works Department; Heather Hansen, Senior Planner, Albany Community Development Department; John Bradner, Albany Fire Chief; Marilyn Smith, Management Assistant/Public Information Officer; John Pascone, President, Albany-Millersburg Economic Development Corporation (AMEDC); Janet Steele, President, Albany Area Chamber of Commerce; Wolf Dyer; Ray Kopczynski; Bekkie Snyder, Recorder for the Board of Commissioners and Hasso Hering, Editor for the Democrat-Herald.

A. CALL TO ORDER: At 4:03 p.m. Board Chairman Nyquist called the meeting to order.

B. PLEDGE OF ALLEGIANCE.

C. INTRODUCTIONS:

- 1) Introduction of City Council Members & Staff – Sharon Konopa, Mayor.
- 2) Introduction of Board Members, Elected Officials & Staff – Roger Nyquist, Board Chair.

D. BUSINESS FROM THE PUBLIC: There was no one present from the public wishing to use this forum.

E. REPORTS and DISCUSSION:

- 1) Community Crime Trends – Jason Carlile, Linn County District Attorney.

Mr. Carlile presented a handout entitled "Top 10 Felonies and Misdemeanors" (Exhibit 1). He stated that seven defendants are under indictment for murder. Mr. Carlile reviewed the information with the Board and City Council Members. Discussion followed.

2) Albany Police Facilities – Wes Hare, Manager, City of Albany

Mr. Hare gave a brief report on the current police facility. He mentioned that, after Council approval, consultants would be hired to do a site plan for the property on Highway 99 where the new facility would be located.

Commissioner Nyquist stated that the County would be interested in discussing the possible purchase of the current facility; however, the County and City would need to sit down and negotiate terms.

3) I-5 Interchange Project – Roger Nyquist, Board Chair.

Commissioner Nyquist passed out maps (Exhibit 2) from ODOT regarding this project and went over the information with the Board and City Council members.

Mayor Konopa noted that ODOT has had several meetings with neighbors regarding the I-5 Interchange and had addressed neighbors concerns. She stated that a meeting would be scheduled between ODOT and the City Council to go over the plans.

4) Road Transfer Intergovernmental Agreement – Roger Nyquist, Board Chair.

Darrin Lane, Linn County Roadmaster, stated that the Intergovernmental Agreement has worked well. The agreement was used recently for Clover Ridge and Grand Prairie Roads. The funding was also used in lieu of repair or reconstruction on Lochner Road, Ellingson Road, Columbus Street, as well as, Knox Butte Road.

He noted that, in the future, the Goldfish Farm Road project would need to be finished. There are right-of-way issues, as well as, development problems on that project. A temporary improvement was made which widened the roadway about three feet. Mr. Lane stated that the Intergovernmental Agreement works well. Discussion followed.

5) International Paper (IP) Negotiations (Albany & Millersburg) – Wes Hare, Albany City Manager.

Mr. Hare stated that the City has an interest in what happens at the Millersburg site. Albany has tried to work with the City of Millersburg regarding the waste water treatment system that belongs to IP. John Pascone, President, Albany-Millersburg Economic Development Corporation (AMEDC) stated that negotiations are ongoing regarding the IP waste water system, and there is a draft agreement with IP that would turn over the system to the City of Millersburg. IP is dismantling the facility and wants to be out by the middle of next year. Discussion followed about the buildings on the property.

6) Economic Development Report – John Pascone, President, AMEDC.

Mr. Pascone stated that several State and local projects have come through in the last couple of months. He reviewed those projects with the Board and City Council Members. He mentioned that AMEDC is part of a food processors group that got a USDA grant to work on the food processing industry.

Floyd Collins, Councilor, noted that, as the economy starts to recover the City has some assets that other communities don't have; such as water and waste water capacity, as well as, easy access to I-5. Mr. Pascone stated that few communities could offer that amount of water or waste water capacity.

7) Council of Governments Wetlands Project – John Pascone, President, AMEDC.

Commissioner Nyquist handed out a map that showed prime industrial land in the Wetland Mitigation Project (Exhibit 3). The "red" indicated property owners that submitted an application to participate while the "yellow" indicates projects where an application would be submitted. Mr. Pascone stated that the project was now called "The Industrial Land Readiness Project". This is a project to identify industrial sites in the areas of Adair Village, Albany, Corvallis, Lebanon, Millersburg and Tangent. There are 40 sites on the list with Albany and Millersburg having 18 of the 40 sites. Mr. Pascone explained that the idea was to find out what the wetland problems were on these sites and to come up with a regional general plan. Twenty of the 40 sites would be chosen to do work on.

Mr. Pascone passed out a paper entitled "Evaluation of Prime Industrial Sites" (Exhibit 4) and reviewed the information.

Mr. Hare stated that a discussion would be held at a regular Council Meeting on September 12, 2011 about the use of the Pepsi money that was set aside for economic development. He asked the Board to send him any ideas they might have on this issue.

8) Property Valuation Trend, Impacts on Compression – Mark Noakes, Linn County Assessor/Tax Collector.

Mr. Noakes stated that valuations are down and compression is up. He is finishing up a ratio study on existing property. In 2006, there were 2,776 sales that went into the study. For 2010, there are 942 sales and for the first three months of 2011, there were only 181 sales in the County. He noted that the City of Albany had lost \$198,000+ to compression in 2009; in 2010, they lost \$368,000. The number of accounts under compression in the County went from 19,326 up to 21,000. He's expecting that number to go up to 23,000 plus. During that same time frame, the County had a \$1.33 million compression loss in 2009. In 2010, it went up to \$2.2 million. He anticipates the loss could be as high as \$3 million this year. He stated the only good news was that new value estimates for the County were probably underestimated.

9) Oak Creek Refinement Plan – Heather Hansen, Senior Planner, Albany Community Development Department.

Ms. Hansen passed out maps (Exhibit 5) that cover a conceptual project entitled the "South Albany Area Study". Most of that area is farmland. She stated that the City had received an Integrated Planning Grant for \$180,000. A consultant has been selected. Ideally, this would remove barriers and provide more certainty so the City would have a good idea of what should be focused on first. She noted that two committees would be formed: a Technical Advisory Committee and a Project Committee. Robert Wheeldon, Linn County Planning and Building Director, would be a member of one of the committees.

10) Acknowledgement of Ralph Reid's Service to the County & City.

Commissioner Nyquist stated that Councilor Reid had represented the City very well. Mayor Konopa and Councilor Johnson spoke briefly about Mr. Reid. City Manager Hare stated that Mr. Reid enjoys receiving visitors, but you should call before dropping by.

F. BUSINESS FROM THE COUNCIL AND THE BOARD:

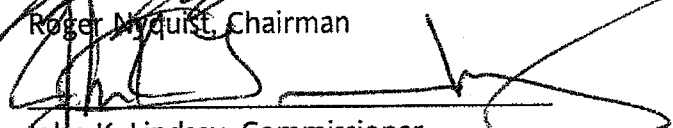
Jeff Christman, Councilor, stated that he appreciated getting together with the County. Mayor Konopa hopes that the City and County can continue to meet periodically.

G. **ADJOURNMENT:** There being no other business to come before the Board and the City Council; the Joint Work Session meeting was adjourned by unanimous consent.

Bekkie Snyder Recorder
For Board of Commissioners
Bekkie Snyder

LINN COUNTY BOARD OF COMMISSIONERS


Roger Nyquist, Chairman


John K. Lindsey, Commissioner


William C. Tucker, Commissioner

Date

8/3/2011