

CITY OF ALBANY
CITY COUNCIL
Council Chambers
Wednesday, November 12, 2014
7:15 p.m.

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 7:15 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Konopa led the pledge of allegiance to the flag.

ROLL CALL

Councilors present: Councilors Rich Kellum, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Floyd Collins.

Councilors absent: Councilor Bill Coburn was excused.

PROCLAMATION

Albany Charitable Toy Run.

Mayor Konopa read the proclamation for the Albany Charitable Toy Run.

Konopa said, this is a wonderful organized annual toy run. It is a joy to watch the kids waiting patiently for their turn to select a toy.

Councilor Bessie Johnson asked where they get the names of kids who are invited to participate. Toy Run representative Bill Root said they get the names from the School District; they are the same kids who are eligible for free breakfasts. About 65-70 kids are invited to attend.

SCHEDULED BUSINESS

Public Hearing

Community Development 2013 Annual Report and community needs.

Planner II Anne Catlin said this is the second required public hearing for annual feedback from the public about needs they see in the community, which could benefit from Community Development Block Grant (CDBG) funds, and to hear comments on the programs and activities of the grant.

Catlin said the annual report goes through June 30, 2014. Page 26-27 of the Council packet is a snapshot of the progress to date. They are running two years of programs right now. At this time, Catlin has not received any comments. Agencies were invited to attend the meeting tonight.

Catlin gave a PowerPoint presentation (see agenda file.) Catlin described the CDBG Program Goals, which are decent housing, a suitable living environment, and expanded economic opportunities:

Decent Housing:

- Housing Rehabilitation Loans – no interest, deferred payments
- Essential Repairs Grants – repairs to make dwelling eligible for free weatherization assistance
- Jackson Street Youth Shelter – acquisition assistance
- Albany Helping Hands Transitional Housing – acquisition and rehabilitation

Suitable Living Environment:

- Periwinkle Path replacement/repairs
- Sunrise Park remodel – add parking lot, new play equipment and amenities, lighting

Expanded Economic Opportunities:

- Microenterprise Training and Advising – free enrollment through Linn Benton Community College's Small Business Development Center (SBDC)
- Small Business Development and Advising – reduced enrollment and free advising through SBDC
- Small Business Grants through the City of Albany

Public Services:

- Family Tree Relief Nursery – infant child abuse prevention
- YouthBuild – job training program

- C.H.A.N.C.E. – General Education Diplomas (GEDs) for persons recovering from substance abuse
- Center Against Rape and Domestic Violence (CARDV) – emergency shelter nights
- Jackson Street Youth Shelter – outreach and case management for at-risk youth
- FISH – shelter and services to homeless women with children

Further Fair Housing: reduce impediments to fair housing choice, education and outreach

Open: Konopa opened the public hearing at 7:28 p.m.

Konopa asked if anyone wished to speak. No one did.

There was no one listed on the signup sheet (see agenda file).

Close: Konopa closed the public hearing at 7:28p.m.

Councilor Ray Kopczynski asked, since many of the projects are just up and running with no expenditures yet, do you still have to spend a certain amount by the end of the fiscal year? Catlin said they will have spent \$200,000 after they submit for reimbursement. In order to receive the annual funding the City can't have more than 1.25 percent of their annual allotment left at the end of the year. In looking at the projections, she is not concerned. Costs incurred also include her staff time and expense.

Assistant City Manager/Public Works and Community Development Director Mark Shepard said this program is supported by outside funding. The only participation the City has is some administrative support for Catlin.

MOTION: Kopczynski moved to adopt the Annual Report. Johnson seconded the motion and it passed 5-0.

Business from the Public

Patty Louisiana, Chair of the Veteran's Day Parade, thanked the Council very much for allowing the parade to take place. There are over 100 volunteers from Corvallis, Hewlett Packard, Home Depot, the Lebanon Strawberry Festival, the Oregon National Guard and Oregon Air Guard, and of course the veterans. Businesses also continue to step up. There was a WWII veteran's luncheon at Sybaris free of charge; the guests were 85-95 years old. This parade puts Albany on the map; they get calls from all the over country.

Konopa thanked Louisiana for her organization of this wonderful event. Konopa praised the float submitted by Home Depot. Louisiana explained that a flyover was ordered and requested by the Pentagon, but it was canceled three weeks before the parade. It also happened last year, because of the sequester.

Louisiana said there were 219 entries on the list. All the parade entries were larger this year.

Councilor Floyd Collins asked if there was additional effort to encourage kids to come out; he noticed there was more this year than previous years. Louisiana said, not officially; but there were busses that came from Eugene full of kids. The parade was advertised in Eugene and Portland. This is her fifth year working the parade.

Johnson said Louisiana did a marvelous job organizing the parade. Johnson is pleased that WWII veterans were honored.

First Reading of Ordinance

Adopting Chapter 3.90 of the Albany Municipal Code (AMC) and granting a nonexclusive telecommunications franchise to Casco Communications, Inc., for the construction and operation of a telecommunication system; and fixing terms, conditions, and compensation of such franchise; and declaring an emergency.

City Attorney Jim Delapoer read the ordinance for the first time in title only: AN ORDINANCE ADOPTING CHAPTER 3.90 OF THE ALBANY MUNICIPAL CODE (AMC) AND GRANTING A NON-EXCLUSIVE TELECOMMUNICATIONS FRANCHISE TO CASCO COMMUNICATIONS, INC. FOR THE CONSTRUCTION AND OPERATION OF A TELECOMMUNICATION SYSTEM; AND FIXING TERMS, CONDITIONS AND COMPENSATION OF SUCH FRANCHISE; AND DECLARING AN EMERGENCY.

MOTION: Kopczynski moved to have the City Attorney read the ordinance for a second time in title only and Johnson seconded it. The motion passed 5-0.

Delapoer read the ordinance for a second time in title only.

MOTION: Johnson moved to adopt the ordinance and Kopczynski seconded it. The motion passed 5-0 and was designated Ordinance No. 5845.

Adoption of Resolution

ST-14-03, accepting a cooperative improvement agreement with the Oregon Department of Transportation (ODOT) for construction of pedestrian-activated warning lights on Santiam Highway near Bain Street.

Johnson said there are a lot of rear-end accidents in this location and asked if it is wise to put crosswalks in the middle of the busiest highway. Shepard said there is tension of trying to get vehicles through town but also providing opportunities for people to get out of their vehicles. The crosswalks are already there; this project just makes them more visible when activated by the pedestrians. Discussion followed.

Councilor Rich Kellum said he had a citizen complain about getting rear-ended and also experienced a near-hit of a pedestrian in that area. Discussion followed.

MOTION: Kellum moved to adopt the resolution and Kopczynski seconded it. The motion passed 5-0 and was designated Resolution No. 6368.

Report

Selection of design firms for new Police and Fire buildings.

Fire Chief John Bradner said this is an update on the design selection process for the new downtown fire station and the police department building. The Public Safety Facility Review Committee (PSFRC) had recommended the City go out for a Request for Qualifications (RFQ) process to see who qualified and is interested; and then do a Request For Proposal (RFP) process. They have completed the RFP process and got six responses for the fire building and four for the police building. From that, each department narrowed it down to three design teams to present proposals to staff. The presentation boards were put up at the Library to solicit feedback from the public. The presentation boards were also shared with public safety personnel, the PSFRC, and rural fire district board members. Then the design team scored the proposals and selected a successful design team for each public facility.

Bradner and Police Chief Mario Lattanzio thanked the members of the design team: Shepard, Engineering Manager Staci Belcastro, Retired Senator Frank Morse, Retired Sherriff Dave Burright, Assistant Fire Chief Shane Wooton, Fire Lieutenant Jason Katzenstein, Captain Jeff Hinrichs, and Detective Juston Alexander representing the Teamsters Union.

Bradner said at the end of process each department had selected three firms. One design firm, Mackenzie from Portland, chose to submit proposal for both facilities and were selected by both police and fire. They have designed fire and police stations in the northwest and Bradner said it was obvious they knew what they doing. They are a quality team, understand what the City is looking for, and they can see the big picture goal to get the best value for both facilities.

Bradner introduced Jeff Humphries from Mackenzie. Bradner said the other four firms are aware they did not get the project. After the 7-day protest period is over, staff will ask Council to allow the project to move forward by awarding the bid.

Collins said that each firm presented a concept. His understanding of the RFP is that the City now owns the concepts, and the City can ask Mackenzie to consider other concepts in their final design. Bradner said that is correct. Discussion followed about further work that will take place as Mackenzie refines the design.

Collins said the original proposal that came from the PSRFC is that the City offer \$40,000 per participant or \$120,000 per facility, to get the concepts; yet the process was altered, and the City paid zero. Brander said yes, that is correct. Collins pointed out that the City has already saved \$240,000; Bradner agreed.

Kellum said he thought that if one firm got both designs it would save money; he asked if that was the case. Bradner said that the costs for Architectural and Engineering services could not be considered during the selection process, but that there could be some economies of scale. Kellum asked, now that they are in the design stage, who will do what and who does Mackenzie report to. Bradner said both chiefs and their staff would be doing much of the oversight; then during the construction phase they would hire someone to manage that portion of the process. City Manager Wes Hare said they built into the RFP process a requirement that the design team have a civic engagement component so Mackenzie will be doing that critical piece. Discussion followed.

Kellum discussed a school that has solar power that is paid for by rate payers. He asked if those types of things were considered. Bradner said that is the reason they were happy to select Mackenzie, because they have the experience in building facilities in Oregon.

Kopczynski asked what the timeline is for the project. Shepard said first thing the Council will see is a request to approve the contract with Mackenzie. Then the civic engagement piece will take place. Once they have settled on the skeleton of design it will come back to Council as well. The ballot title for the bond measure will come to the Council in early February in order to meet the Linn County filing deadline.

Konopa wants to see the timeline in writing; she wants to see a paper trail to show what was communicated to the Council and when. Discussion followed.

Collins supports the idea of using a Clerk of the Works during construction. Having a neutral party is critical and they would be on the jobsite daily. It is a good model to work with. Collins also described that it was helpful to have operational staff involved during the design of other projects, so he hopes that is done in this case as well.

Hare said they also need to be protective of two chiefs, who have full-time jobs; they should not be construction managers.

Collins appreciates the work of the PSFRC. They waded through a lot of material. They looked at the concept, involved private citizens, looked at pros and cons, and made recommendations. Collins thinks the recommendations will be manifested in the concepts for the design.

BUSINESS FROM THE COUNCIL

Johnson said there is an area between Fred Meyers and Bi Mart that is not a crosswalk, but people use it that way. Someone saw a wheelchair stuck on the center divider. She asked if there is something that can be done to create a crosswalk. Shepard said staff will look into it and report back.

Hare reported on the Lebanon City Council meeting and the subject of the canal. He said Lebanon is looking at their own intake to consider if they can do it cheaper themselves. Hare said, we agreed to work with Lebanon's consultant to address questions we have about the canal as part of the study and we will cover the cost of the questions we have. Albany wants recognition of the consequences downstream of actions taken in Lebanon; Hare thinks that they do appreciate that fact. Hare said they work well together and cooperate in other areas, so he is confident they will be able to work out this conflict as well. He gave some history of the canal. Regardless of whether they take water from the canal for drinking water purposes, the canal goes right through their city; so there are other issues that are important such as stormwater and flooding. They have issues about the use of the canal as an amenity and for adjusting water levels in Cheadle Lake. Hare thinks the meeting was a good start towards recognizing each other's mutual needs and setting the framework for future discussion. By consensus they agreed to let their City Manager meet with Hare to talk about the scope of work.

Shepard said there is behind the scenes work that Community Development (CD) does that he wants to draw attention to. Last month, CD passed the recertifications for community rating systems for flood insurance ratings. Every year, CD goes through a paper audit and every five years a more intense audit takes place. CD received notice that Albany is in good standing. Four years ago, CD improved Albany's ratings which resulted in flood insurance rates dropping for citizens. This work allows Albany citizens to obtain flood insurance at the best rates possible.

NEXT MEETING DATE: Work Session: November 17, 2014
 Special Work Session: December 1, 2014
 Regular Session: December 3, 2014

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Mary A. Dibble, MMC
City Clerk

Reviewed by,

Stewart Taylor
Finance Director