



CITY OF ALBANY
CITY COUNCIL WORK SESSION
Municipal Court Room
Monday, January 12, 2015
4:00 p.m.

OUR MISSION IS

*"Providing quality public services
for a better Albany community."*

OUR VISION IS

*"A vital and diversified community
that promotes a high quality of life,
great neighborhoods, balanced
economic growth, and quality public
services."*

AGENDA

- 4:00 p.m. **CALL TO ORDER**
- 4:00 p.m. **ROLL CALL**
- 4:05 p.m. **BUSINESS FROM THE PUBLIC**
- 4:10 p.m. **NORTH ALBANY FLOODPLAIN STUDY UPDATE** – Jeff Blaine
Action Requested: Information; discussion.
- 4:30 p.m. **STORMWATER DISCUSSION** – Mark Shepard
Action Requested: Information; discussion.
- 4:45 p.m. **COUNCILOR COMMENTS**
- 4:55 p.m. **CITY MANAGER REPORT**
- 5:00 p.m. **ADJOURNMENT**

Rules of Conduct for Public Meetings

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No person shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the meeting.

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.



TO: Albany City Council

VIA: Wes Hare, City Manager
Mark W. Shepard, P.E. Assistant City Manager/Public Works and Community Development Director *MWS*

FROM: Jeff Blaine, P.E., Assistant Public Works Director/City Engineer *JB*

DATE: January 2, 2015, for the January 12, 2015, Council Work Session

SUBJECT: North Albany Floodplain Study / New FEMA Maps

RELATES TO STRATEGIC PLAN THEME:

- A Safe City
- An Effective Government

Action Requested:

Staff recommends that Council authorize use of up to \$100,000 of Sewer Economic Development money to help North Albany residents comply with anticipated floodplain requirements associated with release of FEMA's new North Albany floodplain maps.

Discussion:

Staff completed a study of the Willamette River floodplain in North Albany in 2011. The study results identified significant errors in FEMA floodplain maps that included the existence of an unmapped floodway and differences in both the depth and extents of flooding throughout North Albany. The study identified that some areas could see four feet less flooding, and other areas could see approximately two feet more flooding than FEMA showed in their existing maps.

The study has provided valuable information for residents and City staff to assure flood impacts are properly identified and considered for development in North Albany. This study will result in new development being sited and developed appropriately. It will also ensure existing developed properties are appropriately insured for flood damage.

Consistent with Council direction, staff held a public meeting to review the study results and submitted them to FEMA for potential map amendments. FEMA's review of the study resulted in only minor changes from what was presented in 2011. With technical review and preliminary mapping complete, FEMA is now following their processes for adoption of new floodplain maps for North Albany. These maps are called Digital Flood Insurance Rate Maps (DFIRMs), and as the name implies, these are the maps that lenders use to determine when floodplain insurance is required. Any federally backed mortgage for a home located in a floodplain is required to carry floodplain insurance.

Much of FEMA's remaining steps for map adoption are outside of Albany's control. However, public notification is one area where FEMA encourages our participation. City staff and FEMA agreed that another public open house such as the one held in 2011 would be beneficial for North Albany residents. Holding another open house is also consistent with what residents were told back in 2011. The open house is currently scheduled for 7:00 pm on February 17, 2015, at North Albany Middle School. The format is anticipated to be similar to

that of the 2011 meeting. Letters will be sent to each property owner in the floodplain inviting them to the meeting and notices will be published in the Albany Democrat-Herald.

The new DFIRMs can impact residents in several ways, and the public meeting is an opportunity for residents to be better informed of flooding risks on their property, determine what impact the new maps could have on the development potential of their property, and learn about what steps they can take to control impacts to their flood insurance premiums. Impacts to flood insurance premiums are likely to be the item of most interest to North Albany residents. From a financial perspective, some people will experience lower or no cost impacts, while others will likely experience higher cost impacts. Unfortunately, there is no way to quantify the number or magnitude of these impacts. The City doesn't have a direct role in resident's floodplain insurance policies, and there are many factors that go into determining whether or not a policy will be required and if so, what the premium will be.

The City has been working with Gail Moldovan-Trujillo of Hagan Hamilton Insurance to help answer flood insurance questions. Gail has indicated that as long as property owners follow some very specific steps, the only residents that should experience higher flood insurance premiums as a result of the new DFIRMs would be those properties being newly mapped into the floodplain. Additionally, there are steps that some property owners will be able to follow to lower their existing premiums, and in cases where properties are newly mapped out of the floodplain, stop paying floodplain insurance all together. Regardless of the scenario, it is important that residents be informed, work with a well qualified insurance agent, and follow the steps applicable to their situation in order to minimize their insurance premiums.

A common tool that residents can use to control their insurance premiums is an Elevation Certificate. An Elevation Certificate is used to document site and building specific information as compared to the mapped flood elevations on the parcel being evaluated. Collected data ranges from ground elevations to the number, size, and location of foundation vents, and finished floor elevations. Elevation Certificates will be required of many North Albany properties in order to determine the best path forward given their site specific conditions and to ultimately control their costs.

Elevation Certificates are typically completed by a land surveyor and cost around \$500, depending on the property location and proximity to an approved elevation bench mark. The responsibility and costs for securing Elevation Certificates usually rests on individual property owners. However, in this case since the flood map changes is the result of a study initiated by the City, staff is proposing that the City fund obtaining Elevation Certificates for those impacted by the changes.

A local surveyor has indicated that if we can group properties together, the cost per certificate could drop significantly. Staff is recommending that Council authorize the use of up to \$100,000 in Sewer Economic Development funds to support a program for properties located in the floodplain in North Albany. The primary focus of the program would be to complete Elevation Certificates for properties with potential negative financial impacts from the new DFIRMs and to help identify ways to reduce costs, such as adding additional foundation vents. If there are funds available after the Elevation Certificates are completed, Council could consider using any remaining funds as grants or loans to help residents construct improvements to better protect their homes and reduce their premiums. At this time, however,

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staff is only seeking approval to complete Elevation Certificates and work with Hagan Hamilton Insurance to review results.

If Council approves the use of Sewer Economic Development funds for completing Elevation Certificates, then staff will incorporate the program into our public outreach efforts and the open house on February 17, 2015.

Budget Impact:

If Council authorizes using up to \$100,000 of Sewer Economic Development funds to help North Albany residents comply with anticipated floodplain requirements, then the Sewer Economic Development Capital Reserve will be reduced to \$403,400. The use of these funds would not impact any currently planned projects. The FY 2016 budget will identify adding funding to the Sewer Economic Development Fund to re-establish the fund balance goal of \$500,000.

JJB:kw

c. Jeni Richardson, P.E., Civil Engineer III

Bob Richardson, Planning Manager

Melissa Anderson, Planner II



TO: Albany City Council

VIA: Wes Hare, City Manager

FROM: Mark W. Shepard, P.E., Assistant City Manager, Public Works and Community Development Director

MWS

DATE: January 2, 2015, for the January 12, 2015, Council Work Session

SUBJECT: Stormwater Discussion

RELATES TO STRATEGIC PLAN THEME: ● Great Neighborhoods
● A Safe City
● An Effective Government

Action Requested:

No action is requested at this time. This memo provides a preview of staff's proposed plan for future discussions regarding stormwater.

Discussion:

The topic of stormwater is surfacing more and more frequently at the City of Albany. We have discussed stormwater during the Capital Improvement Plan (CIP) process, during land use approvals for developments, as part of budget and rate discussions, and recently during the adoption of new stormwater regulations. During these discussions, it has been recognized that a larger programmatic discussion is required in order to appropriately plan for managing stormwater. Albany's Strategic Plan also recognizes the need for these discussions. The Strategic Plan identifies developing a "full storm drain system program" and for identifying a "stable funding strategy for stormwater utility functions" as objectives.

Albany has not significantly changed how we manage stormwater since we were in the midst of separating the stormwater and sanitary sewer collection systems in the 1970s and 1980s. Since that time Albany's population has almost doubled and much has changed in the regulatory world. Some recent code changes (Erosion Prevention and Sediment Control, and the Post Construction Stormwater Quality Standards) have been instituted to mitigate pollution impacts to our creeks and rivers, but the fundamental approach to managing stormwater has evolved little. It is important to take a renewed look at stormwater and the City's strategies to manage it properly if we want to maintain a community that can accommodate economic development while protecting our existing residents and businesses and not harming our natural environment.

The key benefits to properly and proactively managing Albany's stormwater system are:

- Protection of existing developed properties;
- Minimizes potential of, and impacts from, localized flooding;
- Plans for and facilitates continued development in the City;
- Manages the costs associated with operation and maintenance, as well as capital investment;
- Protects water quality and preserves riparian habitat; and
- Compliance with state and federal regulations.

In an effort to move a broad discussion of stormwater forward, staff intends to provide Council a series of short presentations at Council Work Sessions over the next year. Topics will be presented by a team of staff members, and each presentation will build on the previous presentations. Staff will present you with a project notebook to allow you to track the memos and handouts that will be provided. The ultimate goal is to provide Council with the necessary information to allow you to provide direction on how to best meet the management requirements for the City's stormwater utility, including the identification of a funding plan as called for in the Strategic Plan.

This initial discussion provides Council with an outline and suggested timeline for the stormwater presentation series. Council is encouraged to provide staff with any specific issues or questions you would like addressed through this process.

1. Kickoff - *January 2015, Mark Shepard*

We will review the proposed presentation series strategy and identify if Council is supportive of the plan and if there are specific issues or questions Council would like addressed through this process. We will also identify if this schedule will work for Council.

2. Why is Stormwater Important & Stormwater Planning - *March 2015, Jeff Blaine*

One major rain event can remind us of the importance of stormwater management. And while major street flooding or property damage pose immediate reminders, less immediately visible impacts to receiving waterways are equally important to consider. This presentation will outline the importance of proper stormwater management from various perspectives and review planning/evaluation efforts currently underway for the City's stormwater systems.

3. Stormwater Regulations - *June 2015, Mark Yeager*

The City Council is well aware of recent stormwater regulatory pressures that the City has been faced with. These pressures will likely only intensify in coming years. This presentation will focus on current stormwater regulations and what Albany should expect in the coming years as we work with DEQ towards obtaining a Municipal Separate Storm Sewer System (MS4), Phase II permit. Staff will also attempt to identify what community benefits might be realized through regulatory compliance.

4. Current O&M Practices/Future Needs - *August 2015, Chris Bailey*

Albany has historically addressed stormwater operations and maintenance (O&M) in a reactive mode. Aging stormwater infrastructure that is currently uninspected and unmaintained will soon require significant attention. This "attention" can take many forms ranging from cleaning, inspection, study, and replacement. This presentation will review Albany's current O&M activities, how those activities are funded, and the impacts to other utilities. Staff will also outline recommended maintenance activities that are currently unfunded and what we could expect if they aren't addressed.

5. Funding Strategies & Council Direction - *October 2015, Mark Shepard*

The biggest challenge to properly managing the City's stormwater system proactively and in compliance with state and federal regulations is the need for stable stormwater funding. The need for this funding is identified in the City's Strategic Plan. This presentation will identify current stormwater funding sources and review alternatives for securing

additional funding sources. Information will also be provided on what other Oregon communities are doing. Staff will seek direction from Council regarding preferred alternatives for funding stormwater activities and what framework Council would like to use for future discussions.

6. Additional meetings as needed based on Council direction.

Budget Impact:

There is no budget impact at this time.

MS:kw