

CITY OF ALBANY
CITY COUNCIL WORK SESSION
Council Chambers
Monday, August 24, 2015
4:00 p.m.

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors Present: Councilors Floyd Collins, Bill Coburn, Bessie Johnson, Rich Kellum, Ray Kopczynski, and Dick Olsen

Councilors Absent: None

BUSINESS FROM THE PUBLIC

None.

STORMWATER DISCUSSIONS NO.4: CURRENT OPERATIONS & MAINTENANCE PRACTICES, FUTURE NEEDS

Interim Public Works Operations Director Chris Bailey said this is the fourth in a series of presentations on stormwater management in Albany. She gave a PowerPoint presentation (see agenda file) which included an overview of Albany's stormwater system, current operating and maintenance practices, typical MS4 Phase II permit requirements, and expectations for future operating and maintenance practices.

Bailey said the stormwater system includes 127 miles of stormwater pipes; 4,202 catch basins/inlets; 2,236 manholes; 70+ miles of open ditches/culverts; and 76 stormwater quality facilities. Receiving waters include Periwinkle, Oak, Cox, and Burkhart Creeks; and the Calapooia and Willamette Rivers. Bailey showed and described manholes and pipes filled with dirt and debris, stormwater quality facilities and ponds, and outfall pipe. She reviewed the stormwater system map, noting the ability to move stormwater is different in different areas of town depending on how development happened and how the system was built. She reviewed differences between storm and sanitary sewer systems, as detailed in the presentation. Bailey gave statistics related to the City's operations and maintenance practices: 50% of storm catch basins are cleaned annually and catch basins that are known to be a problem are also cleaned; 2% of storm pipes are cleaned annually; storm ditches are mowed/cleared; streets are swept on a regular schedule; storm quality facilities are weeded/maintained; stormwater education and outreach is provided; and spill response and cleanup is provided. She reviewed a maintenance pilot project that was done this summer which involved cleaning, camera inspecting, and updating data for 50% of the Oak Creek Watershed; during which, it was found that the condition of some pipe was very bad and some was impassable.

Bailey said the six minimum control measures are: public education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site stormwater control, post-construction stormwater management, and pollution prevention in municipal operations. Staff is currently doing work in all six areas but more work will be required as part of the NPDES MS4 Phase II Stormwater Permit. Typical Phase II Permit requirements include development and approval of a Stormwater Management Program (SWMP). Phase II permits do not currently contain numeric pollutant limits but they do require specific best management practices with measurable goals, implementation dates, and interim milestones for each of the six control measures. Future operations and maintenance activities include increased frequency of system cleaning, improved system mapping, proactive outfall inspections and procedures, defining system maintenance activities, Stormwater Quality Facility maintenance, and monitoring/measuring effectiveness. Current efforts are funded through Street Funds and Sewer Funds. There is no dedicated stormwater funding. Brief discussion followed.

Councilor Floyd Collins requested that Council be provided with the PowerPoint presentation.

Councilor Rich Kellum asked if Bailey would be available to give a presentation to the Kiwanis on this subject, and Bailey said she would.

Councilor Bessie Johnson said the permit requirements are basically unfunded mandates, and she asked what other work the requirements are taking our employees away from. Bailey said the additional work has to be fit in with existing staff who are then not able to spend that time on their primary role. However, even absent the permit requirements, stormwater management is important and Council will be asked to have a discussion about desired level of service, costs, and funding strategies. Johnson said she is glad that Council is hearing about these things now, before the budget cycle begins.

WASTEWATER COLLECTION SYSTEM FACILITY PLAN UPDATE AND FUNDING DISCUSSION

Utility Services Manager Mark Yeager reviewed the written staff report. At a previous Council Work Session, staff presented the Wastewater Collection System Facility Plan which identifies nearly \$82 million in required improvements through build-out of Albany's urban growth boundary. Since that time, based on Council direction, staff has evaluated specific high priority projects for cost savings through construction methods or alternative solutions and developed funding options. The high priority projects list includes about \$34 million of projects. Projects were defined as high priority using three criteria: existing capacity, regulatory compliance, and future capacity needs.

There was a PowerPoint provided for the archived file (see agenda file).

Yeager reviewed the high priority projects and revised project costs, as detailed in Table 3 in the staff memo. He then reviewed a proposed funding strategy for the projects which includes the use of available sewer capital reserves, some System Development Charges (SDC)-r reserves and anticipated increased SDCi revenues, sewer economic development monies, temporarily suspending some programs, and capturing annual utility budget savings. The proposed five-year funding strategy results in some high priority projects remaining unfunded, including the Riverfront Interceptor. An alternative construction plan for the Riverfront Interceptor project includes putting in a wet weather pumping station that would intercept flow upstream and result in about \$5 million reduction in the project cost. In thinking about how to move forward with the Riverfront Interceptor lift station project, funding options that could be considered include long-term debt, increased sewer rates, special funding such as Central Albany Revitalization Area (CARA), and grants/loans.

In response to questions from the Council, Yeager said there is an average of three to four overflows per year on the Riverfront Interceptor; there were six overflows in 2012. The City reports all overflows to the Department of Environmental Quality (DEQ). The DEQ has not been taking enforcement action against communities; however, there is risk that there will be enforcement action in the future. Economic Development Director Kate Porsche thought some level of CARA funding for the Interceptor was defensible and justifiable. If Council is interested in using CARA funds as part of the funding package, staff will bring that back for further consideration.

Collins said the City has a number of outstanding issues coming up and he would like for Council to have a bigger picture policy discussion about how to use the limited resources. He suggested that staff be asked to prepare a staff report that identifies future needs in a comprehensive way so Council can consider all of the issues concurrently. Kellum agreed, noting he previously made the point that Council should prioritize things so the Budget Committee can look at them realistically and holistically.

Konopa asked if any of the Riverfront Interceptor project is SDC eligible. Yeager said there is some portion that is SDCi eligible portion because it is necessary to provide capacity for future development areas. SDCr is more flexible and can be spent on any capital improvement related to the sewer system. Brief discussion followed regarding the Riverfront Interceptor project. Additional discussion followed regarding SDC rates. Yeager said the lengthy process to update the SDC methodology will need to be done at some point. The eligible SDC will be much higher than what is currently being charged, and the challenge will then be to determine what the community can afford.

Councilor Ray Kopczynski said it may be helpful to see how other cities are handling these issues. Yeager said the regulatory system is complex and uncertain. The projected capacity numbers are based on a DEQ standard which is not accepted by the Environmental Protection Agency (EPA). The EPA has a policy standard that says there should be no overflows. There are many issues that communities are wrestling with.

Collins said he wants to put all needs on the table and talk about priorities at a program level, which will also provide a mechanism to help the Council, the Budget Committee, and the community understand the limitations. There was general agreement to ask staff to bring back a proposed process in response to the request.

Assistant Public Works Director/City Engineer Jeff Blaine asked for Council direction on the subset of high priority projects identified in Table 3. Collins said he would support the short term approach in Table 3; however, he thinks the rest of the projects need to fit into bigger picture review. Konopa said she thinks Council should consider updating the SDCs as well. City Manager Wes Hare said he thinks that fits neatly into an overall analysis of future needs and potential resources. If Council chooses to engage a consultant to look at a financial plan, an appropriate part of the work plan might be to look at SDCs. Councilor Bill Coburn said it would be useful to see estimates regarding the impact that higher SDCs would have on growth.

MOTION: Collins moved to move forward with projects laid out in Table 3 of the staff memo. Kopczynski seconded the motion and it passed 6-0.

PUBLIC SAFETY FACILITIES PROJECT UPDATE

Engineering Manager Staci Belcastro said the North Albany Road projects are wrapping up and the road will be reopening tomorrow morning. Brief discussion followed regarding the projects.

Belcastro reported on the neighborhood meetings for the Police and Fire facilities. About 12 people attended the meeting for the Fire facility, and about 50 attended the meeting for the Police facility. Traffic concerns were the main issues at both meetings. For the Fire facility, there were concerns about increased traffic on Fifth and Seventh Avenues related to vacating Sixth Avenue, pedestrian connectivity, and fencing that would tie into adjacent properties. Staff will be meeting with property owners and will try to address the concerns through design. For the Police facility, concerns were expressed about increased traffic on Willetta Street, perimeter fencing, safety, and noise concerns related to sirens and guns. Staff will be meeting with property owners and feel that most of the concerns raised can be addressed with information or through design.

COUNCILOR COMMENTS

City Attorney Jim Delapoer referred to a letter from Frank Moore regarding property that the City purchased for the Fire facility. The previous property owner, Davenport, provided the City with a revocable document which gives permission to Moore to have his garage on the property. The City has discussed options with Moore, including either selling him the land and reserving an easement, or selling him an easement. The City then received a letter from Moore's attorney suggesting that the City give Moore the property through a lot line adjustment. Based on the facts and because this problem was created prior to the City owning the land, Delapoer doesn't think there is a good claim for adverse possession. His suggestion is that the property owner be allowed to use that property under an encroachment permit for no charge. Council agreed that the City Manager will communicate with Moore to see if an encroachment permit will satisfy his needs, and will report back at the next meeting.

Collins said he would like information in a future Work Session related to fire hazards, including what can be done at a local level and what is regulated by the state.

Kellum said a couple of issues came up during the Northwest Art & Air Festival, including balloons flying too close to compressed gas cylinder docks. Staff invited him to attend a debriefing of the event.

CITY MANAGER REPORT

There was no additional report.

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix
Administrative Assistant

Wes Hare
City Manager