



**NOTICE OF PUBLIC MEETING**  
**CITY OF ALBANY**  
**CITY COUNCIL**  
 Council Chambers  
 333 Broadalbin Street SW  
 Wednesday, March 11, 2015  
 7:15 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**

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.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. SPECIAL PRESENTATIONS
  - a. 2014 Human Relations Awards & Certificates. [verbal]  
Action: \_\_\_\_\_
  - b. Non-sworn Employee of the Year Award. [verbal]  
Action: \_\_\_\_\_
  - c. Officer of the Year Award. [verbal]  
Action: \_\_\_\_\_
5. SCHEDULED BUSINESS
  - a. Public Hearing
    - 1) ST-16-02, Crocker Lane and Valley View Drive Local Improvement District, adopting the engineering and financial investigation reports, authorizing to secure easements, obtain bids, increase appropriations, and issue warrants for construction. [Pages 3-22]  
Action: \_\_\_\_\_ RES. NO. \_\_\_\_\_
  - b. Business from the Public
  - c. Adoption of Resolution
    - 1) Adopting a supplemental budget increasing appropriations in the Central Services Fund. [Pages 23-25]  
Action: \_\_\_\_\_ RES. NO. \_\_\_\_\_
  - d. Adoption of Consent Calendar
    - 1) Approval of Minutes
      - a) January 26, 2015, City Council Work Session. [Pages 26-35]  
Action: \_\_\_\_\_
  - e. Award of Contract
    - 1) Authorizing the Finance Director to enter into a contract with Piper Jaffray, Seattle-Northwest Division; and repealing Resolution No. 6379. [Pages 36-45]  
Action: \_\_\_\_\_ RES. NO. \_\_\_\_\_
  - f. Award of Bid
    - 1) ST-13-03, North Albany Road Reconstruction. [Pages 46-49]  
Action: \_\_\_\_\_
  - g. Appointment
    - 1) Appointing Jane Donovan to the Arts Commission. [Pages 50-52]  
Action: \_\_\_\_\_

6. BUSINESS FROM THE COUNCIL
7. RECESS TO EXECUTIVE SESSION TO DISCUSS PENDING LABOR NEGOTIATIONS AND PENDING LITIGATION OR LITIGATION LIKELY TO BE FILED IN ACCORDANCE WITH ORS 192.660 (2)(d)(h)
8. RECONVENE
9. NEXT MEETING DATE: Work Session: March 23, 2015  
Regular Session: March 25, 2015
10. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

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

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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*  
Gordon Steffensmeier, P.E., P.L.S., Civil Engineer III *GS*

DATE: March 4, 2015, for the March 11, 2015, City Council Meeting

SUBJECT: Crocker Lane and Valley View Drive Local Improvement District (LID)  
Initial Engineer's Reports and Financial Investigations

- RELATES TO STRATEGIC PLAN THEME:
- Great Neighborhoods
  - Effective Government

Action Requested:

Staff recommends that Council approve the attached Resolution adopting this Initial Engineer's Report and Financial Investigation Report. The Resolution forms the Local Improvement District (LID) for urban standard street improvements to Crocker Lane from Valley View Drive to Meadow Wood Lane, and for a 10-foot-wide, multi-use path on the south side of Valley View Drive from Crocker Lane to Hillcrest Street. The Resolution also authorizes staff to proceed with design, bidding, and construction of the project.

Discussion:

The following Engineer's Report reflects the direction provided by Council at the December 8, 2014, Council Work Session and the February 11, 2015, City Council meeting. A Resolution forming the LID and authorizing staff to proceed with design, bidding, and construction of the project is included for Council's consideration for adoption as Attachment A.

***Background***

On May 28, 2014, Council authorized staff to initiate an Engineer's Report regarding the formation of a LID for the improvement of Crocker Lane, Valley View Drive, and Bloom Lane.

Staff presented preliminary cost estimates and LID boundaries for the proposed improvements at the December 8, 2014, Council Work Session. The estimates for the proposed Bloom Lane assessments were relatively high and property owners were generally opposed to the Bloom Lane improvements. Consequently, Council decided not to pursue the Bloom Lane LID and directed staff to send a letter to the Bloom Lane property owners to explain that while an LID to improve Bloom Lane will not be formed at this time, one could be formed in the future. That letter was sent on December 15, 2014.

Council directed staff to proceed with the Engineer's Report and neighborhood meeting for the Crocker Lane and Valley View Drive LID. Council also directed staff to include the two properties at 2600 and 2634 Valley View Drive in the LID boundary. Staff held a neighborhood meeting on January 13, 2015, to discuss the project and to explain the LID process to the attendees. Nine property owners, two representatives of Benton County, and two representatives of MBBH Development, LLC (the owner of the 32-acre vacant parcel), attended the meeting. Views expressed by the attendees included:

- The west two property owners on Valley View Drive questioned the need for sidewalk improvements on Valley View and have concerns about constructability, impacts to driveway slopes, reduced parking, and decreased safety for entering and exiting their properties as they currently use the area for turning movements.
- One property owner thought Crocker Lane improvements should be completed all at once from Valley View to Gibson Hill Road, and that if there is no plan to do the rest of Crocker in the near term that this project was a waste of money.
- Property owners want the City to obligate the maximum City funding identified for potential City participation.
- One property owner stated they didn't see the value they receive for this expense and wasn't interested in spending their money on it.
- Property owners expressed frustration with the Petition/Waiver process, but one property owner mentioned that Hayden Homes actually provided them a copy of the Petition/Waiver to make sure they were aware of the requirement before they purchased their home in the North Creek subdivision.
- Some owners expressed the City is only doing this LID now because the 20-year limit of the Petition/Waiver is approaching and that the improvements weren't really needed.
- One property owner felt that the subdivisions on the east side of Crocker, not in the LID boundary, got off easy with inexpensive frontage improvements or fees paid.

Staff has also received two letters and one email concerning the project (attached at the end of this memo). Rose Dougherty's February 10, 2015, letter questions why many properties on the east side of Crocker Lane are not proposed to be assessed. The February 10, 2015, Jurosky letter mentioned several concerns, including how improvements to Crocker Lane would affect their frontage on both Crocker Lane and Bloom Lane. The March 2, 2015, email from Sarah Haile brought up several issues including how a 10-year monthly payment of \$103/month will be a hardship on many of the families in North Creek subdivision.

The Crocker Lane and Valley View Drive street projects could occur separately or together in a single project. Each street project's preliminary cost, assessment estimates, and proposed assessed properties within the LID boundary are presented separately below.

### **Crocker Lane**

When North Albany was annexed into the City virtually all of the arterial and collector streets in the area, including Crocker Lane, were constructed to rural standards. The roads lacked curb, gutter, and sidewalk. Traffic volumes were fairly low, and speed limits tended to be 40 or 45 mph. Where bike lanes existed, they were shared by pedestrians and cyclists. Drainage was provided by roadside ditches. While that style of road design functioned adequately for the area in the past, the development that has occurred in North Albany since its annexation has resulted in population density and traffic conditions more typical of an urban area and has stressed the transportation system. Longer delays at intersections, and concerns about conflicts between pedestrians and cyclists forced to share bike lanes next to high speed vehicle traffic became increasingly common. Intersection and urban improvements along North Albany Road, and sidewalk improvements along Gibson Hill Road are examples of projects undertaken to address these issues.

A traffic count of 1,621 Average Daily Trips (ADT) was taken on Crocker Lane just south of Valley View Drive in 2004. Since that time a series of developments have taken place along the section of road now being considered for improvement with an LID:

St. James Estates	32 lots
Tuscany Estates	52 lots
North Creek Estates	62 lots
Partitions on Bloom Lane	10 new lots
Stutzman Subdivision	3 new lots
Total	159 lots

The cumulative result of these developments is that the traffic volumes have almost doubled (an additional 1,520 vehicle trips per day) on Crocker Lane. The pending subdivision application for the remainder of the North Creek Estates development will add another 82 lots, resulting in an additional 785 vehicle trips per day. Taken together this reflects an increase in traffic of more than 140 percent when compared to 2004 volumes. The creation of additional lots on the North Creek site is also possible if the planned transfer of the forested area at the north end of the site to Benton County does not occur.

Reasons to consider forming an LID to construct the recommended urban street improvements on Crocker Lane include:

- Many of the Petition and Waivers for the road improvement will soon expire. Should that occur the ultimate cost to improve the road could end up being borne by all city residents as opposed to the properties along the road that were directly involved in development. The proposed LID methodology only accesses parcels for which the City has an active Petition and Waiver.
- Recent and planned developments will result in more residents living in the area. That increase in density when coupled with the road's rural design and high speed limit will result in the same types of issues and problems that occurred along North Albany and Gibson Hill Roads.
- Sections of the east side of Crocker Lane are already improved with curb, gutter, and sidewalk. Use of an urban design will allow for retention of those previously constructed improvements.
- Because a rural design with ditches and sidewalks is wider than a comparable urban design, use of an urban design for the LID improvement would avoid the need for right-of-way acquisition with this project. It would also avoid the need for future right-of-way acquisitions when street improvements are eventually extended south to Gibson Hill Road.
- Use of an urban road design will provide an opportunity to change the character of the road. Traffic lanes can be narrowed, curb and gutter will provide visual barriers along the roadway for drivers, and it will be possible to include small shifts in lane alignment. The combination of those modifications will make it possible to apply to ODOT for a reduction in the posted speed limit to something more suitable for the neighborhood.

Costs estimates for Crocker Lane are based on improving the street to City urban standards from Valley View Drive to Meadow Wood Drive as called for in the City's Transportation System Plan with an eleven-foot travel lane in each direction, six-foot bike lanes, and six-foot sidewalks. Staff has identified that utilizing a full depth reclamation process for construction will be the most cost effective. Full depth reclamation involves grinding the existing pavement and base in place, treating the material with cement and using it for a new base, and placing new asphalt pavement over the cement-treated base. This method of construction has been used successfully on other streets throughout Albany and could save as much as \$400,000 over traditional reconstruction methods. The estimated construction cost for Crocker Lane improvements is \$1,462,000.

#### Crocker Lane Proposed Assessed Properties

The attached map labeled (Attachment B-1) shows the staff-recommended properties to be assessed for Crocker Lane Improvements. There are some properties fronting Crocker Lane that are excluded from the LID. These properties include:

- St. James Estates—Frontage already improved with subdivision.
- Tuscany Estates—Frontage already improved with subdivision.
- Crocker Heights – Frontage improvements paid for with subdivision through North Albany Street Improvement Assurance Fees
- Four Single Family Residential Lots—No current petition and waivers for improvements or land use approvals for development. Reimbursement for frontage improvements will be made at time of future development (discussed further below).

#### Crocker Lane LID Assessments

Staff recommends an assessment methodology based on fully-developed lots. Properties that are not currently fully developed were assigned multiple lots based upon their potential to be subdivided. The 113 lots assigned to the large MBBH parcel assumed the property would be developed at the same density as the Saint James Estates subdivision. The MBBH owner is currently proposing to develop 80 to 84 lots and donating approximately 10 acres to Benton County Parks. A previously approved development on the site was approved for 121 lots. Despite the potential reduction in lots, the frontage across the potential park property must be improved and is the responsibility of the property owner. Without City participation in the LID, assessments are estimated to be \$7,615 per lot.

#### City Participation

If Council would like to contribute City funds to this project, there are three sources of funds for the Crocker Lane street improvements that can be considered: North Albany Street Improvement Assurance reserves, Street and Storm Connection fee reserves, and Transportation System Development Charge Improvement Fee reserves.

- North Albany Street Improvement Assurance Fees. Staff recommends that the City contribute \$29,000 of North Albany Street Improvement Fee reserves. This amount represents the inflation adjusted amount that the Crocker Heights subdivision developer paid into the North Albany Street Improvement Assurance fund for improvements to Crocker Lane.
- Street and Storm Connection Fees. Staff recommends contributing \$85,000 of Street and Storm Connection Fee reserves. This amount represents the estimated street and storm

connection fees that the four excluded single-family, residential properties will pay for road improvements if they decide to develop at some point in the future. This approach allows exclusion of properties from the LID for which owners have not requested improvements through petition and waivers without shifting the full burden of improving their frontages to the included properties. The City will ultimately get reimbursed for this investment if these properties develop.

- Transportation System Development Charge Improvement Fee (TSDCi). Staff recommends Council consider contributing TSDCi reserves to the project. The adopted TSDCi methodology identifies that Crocker Lane improvements are eligible for funding at 30 percent. Based on the construction cost estimate, the City could contribute up to \$438,600. If Council is interested in allocating TSDCi funds to this project, a separate Council action will be required to modify the adopted TSDCi project funding list. At that time, consideration should also be given to potential impacts of funding other near-term, TSDCi-eligible projects based on the current level of TSDCi reserves.

The following table shows the estimated per lot assessments for Crocker Lane street improvements, based on different City participation levels:

City Participation	\$0	\$29,000	\$29,000 + \$85,000	\$29,000 + \$85,000 + \$438,600
Estimated per lot assessment	\$7,615	\$7,464	\$7,020	\$4,737
Estimated monthly payment (10-yr. plan)	\$86.66	\$84.94	\$79.89	\$53.90

Potential assessments to individual properties based on these scenarios are outlined on the attached table labeled "Crocker Assessments based on \$1,462,000 project" (Attachment B-2).

### Valley View Drive

Valley View Drive from Crocker Lane to 870-foot west is subject to the same petitions and waivers as Crocker Lane. In recognition of the significant differences between Crocker Lane and Valley View Drive, staff recommended, and Council approved, considering a limited scope of improvement for this frontage. Staff has prepared a cost estimate based on adding a 10-foot-wide, multi-use path within the right-of-way on the south side of Valley View Drive. Due to the steep terrain, some of the path would need to be supported by a retaining wall, which results in a total project cost estimate for the sidewalk improvements of \$260,000.

Similar to Crocker Lane, staff recommends an assessment methodology based on fully-developed lots. There are a total of 182 assessable lots south of Valley View and west of Crocker, as shown on the map labeled "Attachment C," of which 180 are subject to a petition/waiver for Valley View Drive. The 2 lots just east of Hillcrest Street are not subject to petition/waivers. The resulting assessment per assessable lot is \$1,429. Assuming a typical 10-year payment plan, the monthly payment would be \$16/month/lot.

Alternatively, both the developer and the Benton County Parks Department have suggested that an all-weather path south of the right-of-way within the proposed park could substitute for the more expensive path within the right-of-way. Staff supports this alternative if the County and the developer reach an agreement with an alignment that works for the City's needs. If the path through the park were built by the developer or Benton County, the Valley View Drive portion of the LID could be abandoned prior to initiating design and construction activities. Regardless,

formation of the LID, including Valley View Drive, is recommended prior to expiration of the referenced petition and waivers. Whether or not the Valley View Drive portion of the LID should be abandoned will be a future Council decision based on the progression of discussions between the developer and Benton County Parks Department. However, it is important to include Valley View Drive improvements at this time in order to retain flexibility and recognize efficiencies with the LID process.

**Crocker Lane and Valley View Drive LID Boundary and Financial Investigation**

Staff is proposing to form a single LID for the two improvements with assessments for each of the improvements assigned separately as outlined above. A single LID has administrative benefits for the City and the property owners. Attachment D provides the proposed LID boundary under a single LID and identifies which properties would be assessed for which improvements. The Financial Investigation provided as Attachment E assumes that both projects will be constructed and that the City will not participate in funding the project. While Council has indicated that they would consider having the City contribute to the cost of Crocker Lane improvements, the Financial Investigation does not reflect any City participation. In this way, property owners in the LID will see the estimated worst-case assessment scenario in the Engineer's Report.

*Proposed Project Schedule*

Following is the proposed schedule:

Public hearing to form the LID	March 11, 2015
Design	Summer/Fall 2015
Bidding and Award of Contract	Winter 2015/2016
Complete Construction	Summer 2016
Public Hearing on Final Assessments	Winter 2016/2017

**Budget Impact:**

If this LID is formed, street and storm drain costs will be funded by a combination of special assessments to the benefiting properties and any City participation in the project costs. The City could contribute a combined \$29,000 in North Albany Street Improvement Assurance Fees, \$85,000 in Street and Storm Connection Fees, and \$438,600 in Transportation System Development Charge Improvement Fees, or other funds identified by Council.

GS:kw

Attachments

MEMO

TO: City Council Members & Mayor Konopa

FROM: Rose Dougherty  
2055 BLOOM LANE NW  
541.760.2878

DATE: February 10, 2015

RE: Crocker Lane & Valley View L.I.D.

I am writing this memo to my Council members to present my concerns regarding the proposed improvements to Crocker Lane. I am not part of the Valley View group, thus I will be discussing only Crocker Lane's improvements.

I am not opposed to the improvements. They are needed. I am one of the Petition & Waiver signers who cannot be opposed. When the sewers were put in back in the 1990's, Crocker was repaved (by the City or County?) but only with an oil matte surface. This was/is the cheapest and least durable street finish. Now, with the addition of what will be over 300 houses, this road needs someone's attention. My concern is the fairness of the cost distribution:

1. The one development that paid into a road fund paid \$1,000 (+,-) per lot. We are being assessed 7.5 TIMES THAT AMOUNT. And those citizens will pay nothing more.
2. The other two developments on the east side of Crocker paid for a 75 foot sidewalk along Crocker. They will be paying nothing more.
3. Bloom Lane and Meadow Wood citizens will be paying nothing.
4. All of the developments on the east side of Crocker Lane, from Meadow Wood north to Valley View Drive, use Crocker Lane as their ONLY WAY OUT of their developments (with the exception of St. James Estates). They will be paying NOTHING toward this improvement.

It appears to me Crocker Lane has been allowed to become a "collector" street over the last 20 years with, what amounts to, no one being asked to contribute to its upgrade. How is it the city can ask only a select few of a community to pay for assets being used by all? I am not understanding how this works to create a "Great Neighborhood."

Joe and Candi Jurosky  
2795 Crocker Lane NW  
Albany OR 97321

City of Albany  
City Council Members  
333 Broadalbin Street SW  
Albany, OR 97321

Subject: Local Improvement District (LID) for Crocker Lane and Valley View

February 10, 2015

Dear Mayor and Council Members,

We reside on the corner of Crocker Lane and Bloom Lane and writing to voice our objection to the proposed LID for Crocker Lane and Valley View.

We attended the LID informational meeting on January 13, 2015, presented by members of the Planning Department. While we appreciate the explanation and reasons for the LID; it was clear that the other residents in attendance were not in favor of the LID as well. The reasons were from both a personal financial impact perspective, and that it doesn't make sense to improve approximately 30% of Crocker Lane when there is no definitive timeframe for when the remaining road could be improved or financed. This action for partial improvements seemed to be urgent due to the waivers expiring on some properties.

We moved to Crocker Lane because of the semi-rural setting that still remains in the area. Since we have lived on Crocker Lane we do see a need to improve the condition of the road. In the few years we have resided here, we have seen the damage to the road due to increased traffic and large construction vehicles brought on by new developments on and around Crocker lane. Even though newer housing developments have been built in the surrounding areas, we still feel a rural atmosphere for various reasons, including the country road feel on Crocker Lane and Bloom Lane. We believe we will lose what is left of the "rural feeling" if the LID goes through and more land is replaced with concrete.

Another concern is the green space that is planned between the curb and sidewalk. As you walk through some of the existing housing developments that "green space" can become somewhat of an eye sore due to neglect. Grass becomes weeds and dirt, trees have died due to lack of care and then just left. As property owners that have pride in our home and yard this is a huge concern for our property value.

We are also concerned about the discussion of widening Bloom Lane where it meets Crocker Lane. Bloom Lane is not a through street and has approximately 12 residents. In a letter to the City Council (dated May 20, 2014), along with a petition signed by every resident of Bloom Lane, it was noted that none of the property owners wanted their street expanded or widened.

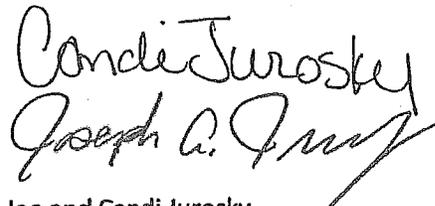
The limited residential traffic in and out of Bloom Lane would not appear to warrant the suggested modifications and incurred costs. In addition, it would require removal of trees that add to the rural feel of our property and curb appeal.

Along with other property owners, we are concerned about the issue of dealing with the drainage of stormwater near our property. The drainage and run off water is a big concern for all residents. Our home is at significant lower grade than the street and more concrete/asphalt means more water draining towards our home. Tensions can be high among property owners, due to the water flow into yards. Everyone downhill wants to blame the uphill neighbor.

As stated previously, we understand some road improvements may be needed, but bike lanes, curbs, green space and sidewalk seems excessive, especially since it will only apply to the upper northern portion of Crocker Lane and Valley View. Most of the pedestrian traffic is on the lower portion of Crocker Lane. Based on discussion at the January 13<sup>th</sup> meeting, it appears the expiring property waivers are the driving force for the LID, along with Benton County wanting to transfer responsibility of Crocker Lane to the City. Some property owners will have a huge financial hardship. We understand that the city would act as a lending institution, but paying interest on "improvements" that would lower most owner's property value will be a hardship to residents.

Thank you for your time and consideration of our concerns.

Sincerely,

Handwritten signatures of Candi Jurosky and Joseph A. Jurosky. The signature for Candi Jurosky is written in a cursive style, and the signature for Joseph A. Jurosky is also in cursive, appearing to be a stylized 'J' followed by 'A. Jurosky'.

Joe and Candi Jurosky

## Steffensmeier, Gordon

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**From:** nshaile@hotmail.com  
**Sent:** Monday, March 2, 2015 3:00 PM  
**To:** Steffensmeier, Gordon  
**Subject:** Re: Petition/Waiver Document

Mr Steffensmeier,

I am one of the affected property owners paying for the cost of the "improvements" to Crocker lane and Valley View drive. We were given a ten day notice of the city's intent to assess us at least \$9,500. The number we have been given is an estimate and may increase or decrease at th city's will. This is a very scary situation for the majority of families in this neighborhood. We are a newer community, with many of us having multiple adjustments to our mortgages (and by adjustments, I mean increases) and this extra \$103 a month I know must pay you is literally the amount of our family's water bill for the month. We were not notified by the seller Hayden Homes at the time of writing up a sales contract that the property we were purchasing from them had a waiver of remonstrance on it. Why aren't the original property owners paying for this? Mr. Williamson's sons get to capitalize on their father's property while not having to pay the penalty I am paying. That seems incongruous. The city is pushing this project through because the waiver of remonstrance is null and void in November 2016. I am taxed enough, my taxes should be paying for these road improvements. It is the responsibility of the city and tax payers to maintain city roads. Not a certain group of individual families. My husband works full time to support us and I work part time and we have two children who deserve to be allowed to play sports and not have them cancelled due to a new fee from the city. My neighborhood is ready to fight this until we have exhausted all options because \$103 a month may break some of us.

Sincerely,  
Sarah Haile  
2671 NW Brianna St

Sent from my LG Optimus G™, an AT&T 4G LTE smartphone

----- Original message -----

**From:** Steffensmeier, Gordon  
**Date:** 3/2/2015 11:44 AM  
**To:** 'nshaile@hotmail.com';  
**Subject:** Petition/Waiver Document

I've attached it here. Let me know if you have any other questions.

Gordon Steffensmeier, PE, PLS  
Civil Engineer III  
City of Albany Engineering Department  
333 Broadalbin Street SW  
Albany, OR 97321-0144  
Phone 541-917-7647  
Fax 541-917-7573  
[gordon.steffensmeier@cityofalbany.net](mailto:gordon.steffensmeier@cityofalbany.net)

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# ATTACHMENT A

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF ST-16-02, CROCKER LANE AND VALLEY VIEW DRIVE LOCAL IMPROVEMENT DISTRICT (LID).

BE IT RESOLVED that the Initial Engineer's Report of the Public Works Director and the Financial Investigation Report of the Finance Director filed with the City Recorder on February 11, 2015, concerning ST-16-02, Crocker Lane and Valley View Drive LID, be and the same are hereby adopted.

BE IT FURTHER RESOLVED that the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements and right-of-ways to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue, and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest, and constituting general obligation of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 223.205 to 223.295.

BE IT FURTHER RESOLVED that funds budgeted within the Improvement Fund be appropriated as follows:

<u>Improvement Fund</u>	<u>Resources</u>	<u>Requirements</u>
402-10-1012-45005 Financed Assessments: Principal	\$1,722,000	
402-10-1012-85049 Crocker Lane and Valley View Drive LID		\$1,722,000

DATED AND EFFECTIVE THIS 11<sup>th</sup> DAY OF MARCH 2015.

\_\_\_\_\_  
Mayor

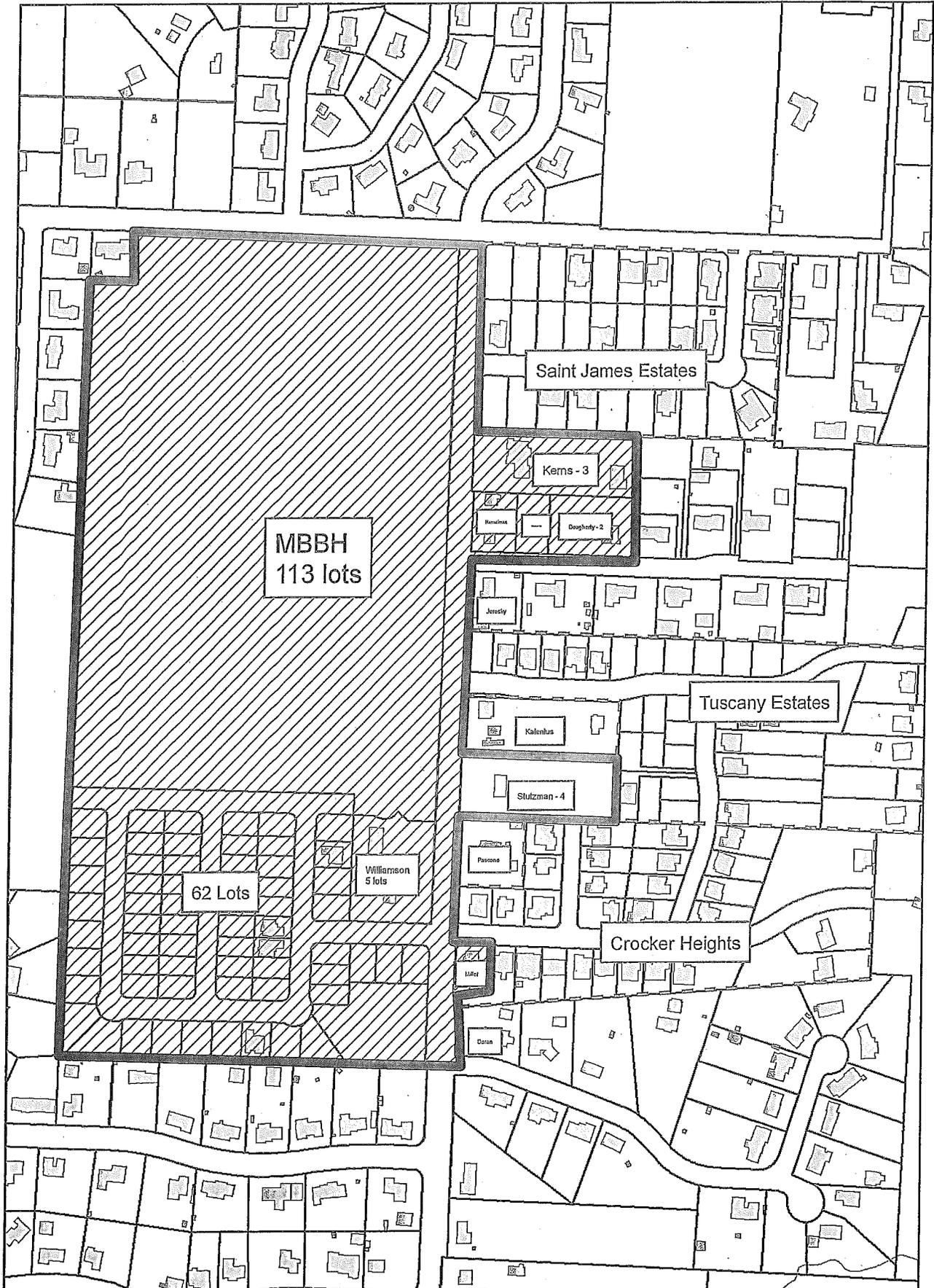
ATTEST:

\_\_\_\_\_  
City Clerk

# Attachment B-1

Bold Outline - Lots Assessed for Crocker Improvements

Hashed Area - Subject to Petition/Waiver



## Estimated Crocker Assessments based on \$1,462,000 project

Full Assessment		Assessment with City Participation		
	\$1,462,000	(-\$29,000 NAFF) \$1,433,000	(-\$85,000 CF) \$1,348,000	(-\$438,600 SDCi) \$909,400
MBBH (113 Lots)	\$860,495	\$843,432	\$793,260	\$535,281
Williamson (5 Lots)	\$38,075	\$37,320	\$35,100	\$23,685
North Creek Lots	\$7,615 (62)	\$7,464 (62)	\$7,020 (62)	\$4,737 (62)
Kerns (3 Lots)	\$22,845	\$22,392	\$21,060	\$14,211
Dougherty (2 Lots)	\$15,230	\$14,928	\$14,040	\$9,474
Hanselman	\$7,615	\$7,464	\$7,020	\$4,737
Manasco	\$7,615	\$7,464	\$7,020	\$4,737
Stutzman (4 Lots)	\$30,460	\$29,856	\$28,080	\$18,948
Miller	\$7,615	\$7,464	\$7,020	\$4,737
10-year monthly Payments/Lot	\$86.66	\$84.94	\$79.89	\$53.90

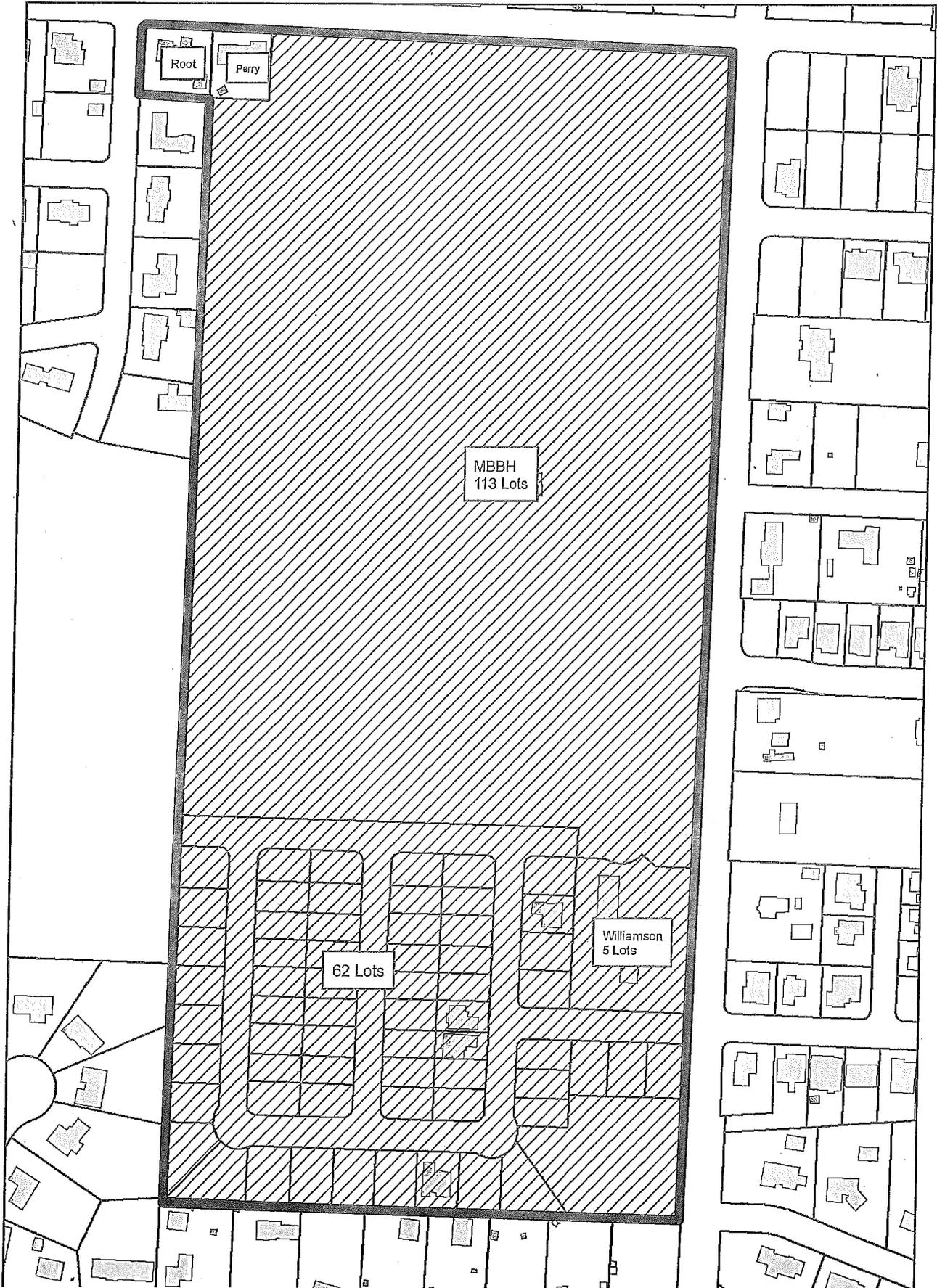
\*NAFF is a City contribution based on the fee the developer of Crocker Heights subdivision paid toward future street improvements.

\*CF is the fee that the City would contribute for those properties that have not already subdivided and are not subject to a petition/waiver. They would reimburse the City in the future if they subdivide.

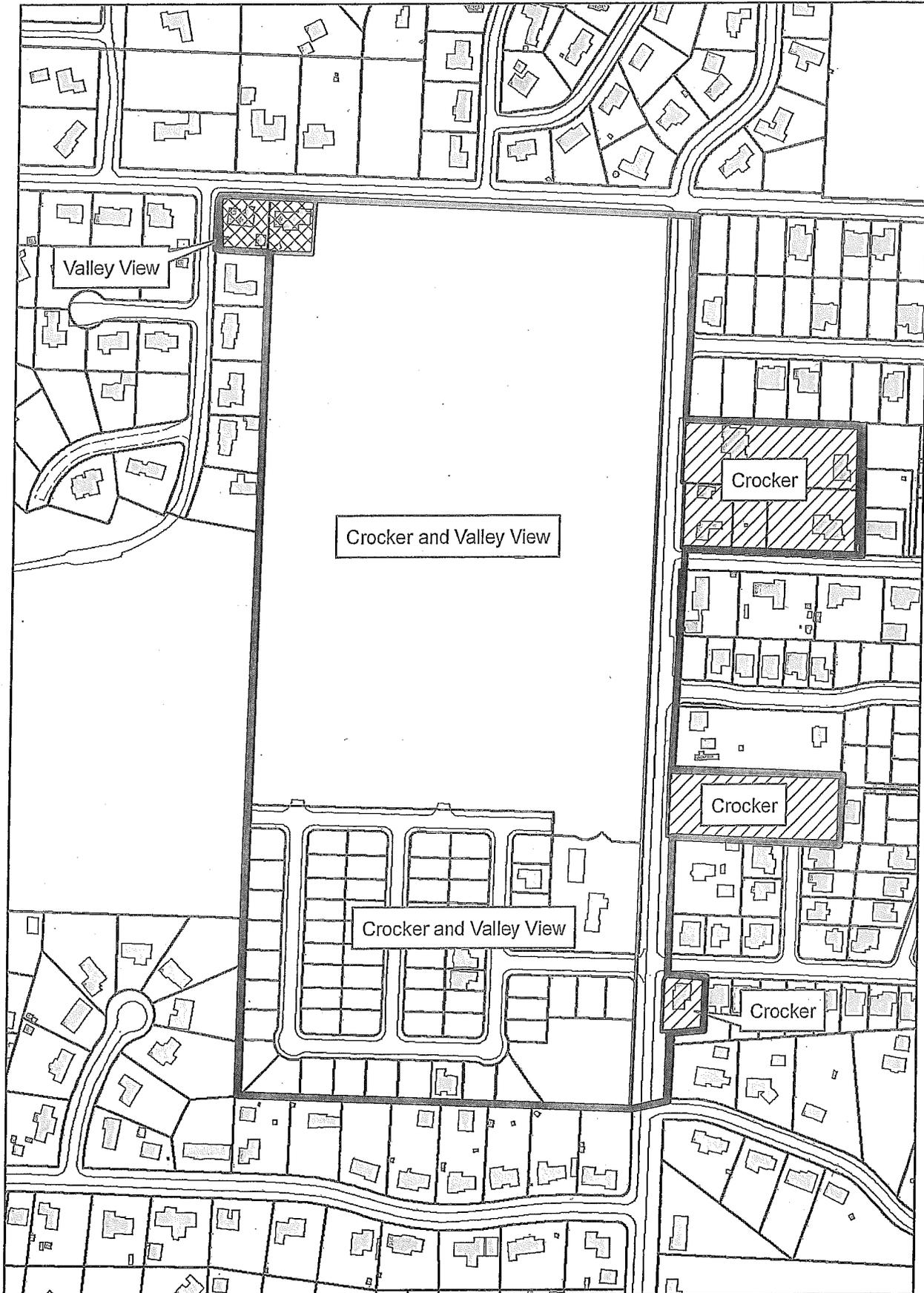
\*SDCi is the amount staff has recommended that the City contribute from System Development Charge funds towards the project in order to reduce property owners' assessments, (30% of total project cost, the maximum allowable per the SDC methodology)

# Attachment C

Bold Outline - Lots Assessed for Valley View Drive  
Hashed Area - Subject to Petition/Waiver



Attachment D  
Bold Outline - Proposed LID Boundary  
Properties Assessed for Valley View Drive  
& Properties Assessed for Crocker Lane



Methodology: Potential Lots

Name	Assessor's Map and Tax Lot	Site Address	INITIAL ENGINEER'S REPORT ASSESSMENT CALCULATION SHEET With Full City Participation				INITIAL ENGINEER'S REPORT ASSESSMENT CALCULATION SHEET Full Assessment - No City Participation			
			Potential Lots	Crocker Assm't	Valley View Assm't	Total Estimated Assm't	Potential Lots	Crocker Assm't	Valley View Assm't	Total Estimated Assm't
MBBH DEVELOPMENT LLC	10S04W25 01900	UNASSIGNED	113	\$535,281	\$161,477	\$696,758	113	\$860,495	\$161,477	\$1,021,972
WILLIAMSON DENNIS A,TR	10S04W25 01700	2660 CROCKER LN NW	5	\$23,665	\$7,145	\$30,830	5	\$38,075	\$7,145	\$45,220
BOLF ADAM & CHRISTINE	10S04W25CB00100	2674 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
FELDMAN HARRY A	10S04W25CB00200	2670 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SAMS ROBERT A & NECTAR L	10S04W25CB00300	2662 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MATTIODA MATTHEW & SABRINA	10S04W25CB00400	2658 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SCHUBERT ROY L & ANN E	10S04W25CB01000	2558 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LOONEY WILLIAM DEVINEY & MELINDA MAUREEN	10S04W25CB01100	2645 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
YOUNG ARTHUR L & CATHY D	10S04W25CB01200	2649 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
JONES TODD W & FRANSON EMILY E	10S04W25CB01300	2653 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MILLER BRYDON & JACQUELINE D	10S04W25CB01400	2657 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAMEL QUINTON & DANITA G	10S04W25CB01500	2661 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
REYNOLDS DANIEL JORDAN & CHANEY ANNE	10S04W25CB01800	2663 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
TRESS ERIC M & JENNIFER A	10S04W25CB01700	2669 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
JOHNSON FORREST R JR & DENISE R	10S04W25CB01800	2673 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SIKORA AMY	10S04W25CB01900	2677 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
JANG AUJIN & LEE SEONAE	10S04W25CB02000	2676 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HARBACH DAWN E	10S04W25CB02100	2672 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
WONG TAI G	10S04W25CB02200	2668 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
WONG BRITTANY M & NICHOLAS A	10S04W25CB02300	2664 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
PALMER SCOTT L & BANKS HEATHER E	10S04W25CB02400	2660 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
CUNNINGHAM JANELLE E	10S04W25CB02500	2656 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
ALEX TOMMY J	10S04W25CB02600	2652 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
CORDOVA HECTOR A	10S04W25CB02700	2648 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LEWEY KAREN M	10S04W25CB02800	2642 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
FUNKE RAYMOND & EASTMAN CHRISTINA	10S04W25CB02900	2526 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MARTHALLER-MICHAEL & JENNIFER	10S04W25CB03000	2502 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
NEWBY ANN & RYAN	10S04W25CB03100	2484 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
EVANOFF DANIEL L	10S04W25CB03200	2643 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
BOURKE ANNETTE M	10S04W25CB03300	2647 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HARRIOTT OMAR	10S04W25CB03400	2651 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAMEL QUINTON & DANITA G	10S04W25CB03500	2655 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAGGERTY RACHEL & JAMES ES	10S04W25CB03600	2659 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LARSON KEITH D	10S04W25CB03700	2661 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
BATTEN CHRISTINA R	10S04W25CB03800	2665 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAILE NATHAN & SARAH	10S04W25CB03900	2671 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SCHAEFER JASON R	10S04W25CB04000	2675 BRIANNA ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
BOONE DARREN M & TAMRA R	10S04W25CB04100	2678 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MOCK-STEPHANIE E & CHRISTOPHER L	10S04W25CB04200	2670 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAYDEN HOMES LLC	10S04W25CB00500	2654 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HARRINGTON TIM	10S04W25CB00600	2646 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
VAUGHN DAVID KYLE & MARCI M	10S04W25CB00700	2644 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
RAYMOND FRANKLIN D JR	10S04W25CB00800	2638 KINGSTON WAY NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
DELFINO CLAUDIO & ALBESIANO EMILIA	10S04W25CB00900	2596 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SLADCIK GREGORY S	10S04W25CB04300	2666 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
RAILEY KIMBERLY L	10S04W25CB04400	2662 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
STROWBRIDGE MERCEDES R & JONATHAN E	10S04W25CB04500	2658 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MOSTEK MARC	10S04W25CB04600	2654 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044

Crocker Lane and Valley View Drive  
Local Improvement District

Methodology: Potential Lots

Name	Assessor's Map and Tax Lot	Site Address	INITIAL ENGINEER'S REPORT ASSESSMENT CALCULATION SHEET With Full City Participation				INITIAL ENGINEER'S REPORT ASSESSMENT CALCULATION SHEET Full Assessment - No City Participation			
			Potential Lots	Crocker Assm't	Valley View Assm't	Total Estimated Assm't	Potential Lots	Crocker Assm't	Valley View Assm't	Total Estimated Assm't
VERBEKE JOSEPH M & ASHLEY M	10S04W25CB04700	2650 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
DALESSI CHRISTOPHER E & STEELMAN AMY E	10S04W25CB04800	2646 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HUBER COLIN M & PFEIFER MCKENZIE	10S04W25CB04900	2640 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
MORIN BRIAN & SARGENT SHAVONNE E	10S04W25CB05000	2422 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
PHILIPSON LYSA L & HOWARD	10S04W25CB05100	2412 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
SWANSON ERIC N	10S04W25CB05200	2400 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
JOHNSON PEGGY A, TR	10S04W25CB05600	2649 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAYDEN HOMES LLC	10S04W25CB05800	2340 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
NORTH CREEK HOMEOWNERS ASSOCIATION	10S04W25CB05300	UNASSIGNED	0	\$0	\$0	\$0	1	\$0	\$0	\$0
WILLIAMSON PAUL & PAMELA	10S04W25CB05400	2641 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LEONHARDT AUDREY & FOSTER JUDY	10S04W25CB05500	2645 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
FJELD SHERIL & GERALD	10S04W25CB05700	2360 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAYDEN HOMES LLC	10S04W25CB05900	2300 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
BELL ERIN & ERVEN SHILOH	10S04W25CB06000	2659 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HAYDEN HOMES LLC	10S04W25CB06100	2663 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
GENT WILLIAM F & NANNETTE R	10S04W25CB06200	2667 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
WYATT RODNEY K & JODIE L	10S04W25CB06300	2673 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
PERRY DAVID B & ANNETTE L	10S04W25 01200	2600 VALLEY VIEW DR NW	1	\$0	\$1,429	\$1,429	1	\$0	\$1,429	\$1,429
ROOT WILLIAM H 7 NANCY	10S04W26DA00100	2634 VALLEY VIEW DR NW	1	\$0	\$1,429	\$1,429	1	\$0	\$1,429	\$1,429
STUTZMAN BRENT M	10S04W25CA01102	2711 CROCKER LN NW	4	\$18,948	\$0	\$18,948	4	\$30,460	\$0	\$30,460
KERNS MICHAEL R & CHERYL A	10S04W25CA00300	2835 CROCKER LN NW	3	\$14,211	\$0	\$14,211	3	\$22,845	\$0	\$22,845
HANSELMAN ERIKA	10S04W25CA01300	2817 CROCKER LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
MILLER KENNETH R & ROSE MARIE	10S04W25CD02400	2641 CROCKER LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
MANASCO JOANN & DANIEL E	10S04W25CA01400	2153 BLOOM LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
DOUGHERTY ROSE MARIE	10S04W25CA01500	2055 BLOOM LN NW	2	\$9,474	\$0	\$9,474	2	\$15,230	\$0	\$15,230
				\$909,504	\$260,078	\$1,169,582		\$1,462,080	\$260,078	\$1,722,158

FINANCIAL INVESTIGATION REPORT  
Crocker Lane and Valley View Drive LID  
(as of February 11, 2015)

Section 2

			Total Market									
Owner of Property	Assessor's Map and Tax Lot	Site Address	Value - Land and Improvements	Crocker Assessment	Valley View Assessment	Total Estimated Assessment	Monthly Payment Crocker Lane	Monthly Payment Valley View	Total Monthly Payments	Bond Maximum	Asmt % to TMV	Asmt % of Project
MBBH DEVELOPMENT LLC	10S04W25 01900	UNASSIGNED	1,599,000.00	\$860,495	\$161,477	\$1,021,972	\$9,793	\$1,837	\$11,630	3,198,000.00	63.91%	59.343%
WILLIAMSON, DENNIS A,TR	10S04W25 01700	2660 CROCKER LN NW	243,850.00	\$38,075	\$7,145	\$45,220	\$438	\$81	\$514	487,700.00	18.54%	2.626%
BOLF, ADAM & CHRISTINE	10S04W25CB00100	2674 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
FELDMAN, HARRY A	10S04W25CB00200	2670 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
SAMS, ROBERT A & NECTAR L	10S04W25CB00300	2662 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
MATTIODA, MATTHEW & SABRINA	10S04W25CB00400	2658 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
SCHUBERT, ROY L & ANN E	10S04W25CB01000	2558 WHITE OAK AVE NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
LOONEY, WILLIAM DEVINEY & MELINDA	10S04W25CB01100	2645 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
YOUNG, ARTHUR L & CATHY D	10S04W25CB01200	2649 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
JONES, TODD W & FRANSON EMILY E	10S04W25CB01300	2653 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
MILLER, BRYDON & JACQUELINE D	10S04W25CB01400	2657 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
HAMEL, QUINTON & DANITA G	10S04W25CB01500	2661 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
REYNOLDS, DANIEL JORDAN & CHANEY ANNE	10S04W25CB01600	2663 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
TRESS, ERIC M & JENNIFER A	10S04W25CB01700	2669 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
JOHNSON, FORREST R JR & DENISE R	10S04W25CB01800	2673 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
SIKORA, AMY	10S04W25CB01900	2677 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
JANG, AUJIN & LEE SEONAE	10S04W25CB02000	2676 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
HARBACH, DAWN E	10S04W25CB02100	2672 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
WONG, TAI G	10S04W25CB02200	2668 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
WONG, BRITTANY M & NICHOLAS A	10S04W25CB02300	2664 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
PALMER, SCOTT L & BANKS HEATHER E	10S04W25CB02400	2660 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
CUNNINGHAM, JANELLE E	10S04W25CB02500	2656 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
ALEX, TOMMY J	10S04W25CB02600	2652 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
CORDOVA, HECTOR A	10S04W25CB02700	2648 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
LEWEY, KAREN M	10S04W25CB02800	2642 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
FUNKE, RAYMOND & EASTMAN CHRISTINA	10S04W25CB02900	2526 WHITE OAK AVE NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
MARTHALLER, MICHAEL & JENNIFER	10S04W25CB03000	2502 WHITE OAK AVE NW	222,520.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	445,040.00	4.06%	0.525%
NEWBY, ANN & RYAN	10S04W25CB03100	2484 WHITE OAK AVE NW	242,830.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	485,660.00	3.72%	0.525%
EVANOFF, DANIEL L	10S04W25CB03200	2643 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
BOURKE, ANNETTE M	10S04W25CB03300	2647 BRIANNA ST NW	176,890.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	353,780.00	5.11%	0.525%
HARRIOTT, OMAR	10S04W25CB03400	2651 BRIANNA ST NW	196,260.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	392,520.00	4.61%	0.525%
HAMEL, QUINTON & DANITA G	10S04W25CB03500	2655 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
HAGGERTY, RACHEL & JAMES ES	10S04W25CB03600	2659 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
LARSON, KEITH D	10S04W25CB03700	2661 BRIANNA ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
BATTEN, CHRISTINA R	10S04W25CB03800	2665 BRIANNA ST NW	211,370.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	422,740.00	4.28%	0.525%
HAILE, NATHAN & SARAH	10S04W25CB03900	2671 BRIANNA ST NW	183,740.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	367,480.00	4.92%	0.525%
SCHEAFER, JASON R	10S04W25CB04000	2675 BRIANNA ST NW	194,970.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	389,940.00	4.64%	0.525%
BOONE, DARREN M & TAMRA R	10S04W25CB04100	2678 RED OAK ST NW	206,810.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	413,620.00	4.37%	0.525%
MOCK, STEPHANIE E & CHRISTOPHER L	10S04W25CB04200	2670 RED OAK ST NW	176,230.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	352,460.00	5.13%	0.525%
HAYDEN HOMES LLC	10S04W25CB00500	2654 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
HARRINGTON, TIM	10S04W25CB00600	2646 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
VAUGHN, DAVID KYLE & MARCI M	10S04W25CB00700	2644 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
RAYMOND, FRANKLIN D JR	10S04W25CB00800	2638 KINGSTON WAY NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
DELFINO, CLAUDIO & ALBESIANO EMILIA	10S04W25CB00900	2596 WHITE OAK AVE NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
SLADCIK, GREGORY S	10S04W25CB04300	2666 RED OAK ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
RAILEY, KIMBERLY L	10S04W25CB04400	2662 RED OAK ST NW	176,790.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	353,580.00	5.12%	0.525%

FINANCIAL INVESTIGATION REPORT  
Crocker Lane and Valley View Drive LID  
(as of February 11, 2015)

Owner of Property	Assessor's Map and Tax Lot	Site Address	Total Market		Total Estimated Assessment	Monthly Payment Crocker Lane	Monthly Payment Valley View	Total Monthly Payments	Bond Maximum	Asmt % to TMV	Asmt % of Project	
			Value - Land and Improvements	Crocker Assessment								Valley View Assessment
TROWBRIDGE, MERCEDES R & JONATHAN E	10S04W25CB04500	2658 RED OAK ST NW	198,610.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	397,220.00	4.55%	0.525%
MOSTEK, MARC	10S04W25CB04600	2654 RED OAK ST NW	224,430.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	448,860.00	4.03%	0.525%
BERBEKE, JOSEPH M & ASHLEY M	10S04W25CB04700	2650 RED OAK ST NW	163,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	326,000.00	5.55%	0.525%
MALESSI, CHRISTOPHER E & STEELMAN AMY	10S04W25CB04800	2646 RED OAK ST NW	192,970.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	385,940.00	4.69%	0.525%
MUBER, COLIN M & PFEIFER MCKENZIE	10S04W25CB04900	2640 RED OAK ST NW	199,520.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	399,040.00	4.53%	0.525%
MORIN, BRIAN & SARGENT SHAVONNE E	10S04W25CB05000	2422 WHITE OAK AVE NW	223,300.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	446,600.00	4.05%	0.525%
PHILPSON, LYSA L & HOWARD	10S04W25CB05100	2412 WHITE OAK AVE NW	241,660.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	483,320.00	3.74%	0.525%
SWANSON, ERIC N	10S04W25CB05200	2400 WHITE OAK AVE NW	291,240.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	582,480.00	3.11%	0.525%
JOHNSON, PEGGY A, TR	10S04W25CB05600	2649 RED OAK ST NW	178,060.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	356,120.00	5.08%	0.525%
HAYDEN HOMES LLC	10S04W25CB05800	2340 CLUSTER OAK AVE NW	279,630.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	559,260.00	3.23%	0.525%
NORTH CREEK HOMEOWNERS ASSOCIATION	10S04W25CB05300	UNASSIGNED	116,250.00	\$0	\$0	\$0	\$0	\$0	\$0	232,500.00	0.00%	0.000%
WILLIAMSON, PAUL & PAMELA	10S04W25CB05400	2641 RED OAK ST NW	229,800.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	459,600.00	3.94%	0.525%
LEONHARDT, AUDREY & FOSTER JUDY	10S04W25CB05500	2645 RED OAK ST NW	192,300.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	384,600.00	4.70%	0.525%
FJELD, SHERIL & GERALD	10S04W25CB05700	2360 CLUSTER OAK AVE NW	225,050.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	450,100.00	4.02%	0.525%
HAYDEN HOMES LLC	10S04W25CB05900	2300 CLUSTER OAK AVE NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
BELL, ERIN & ERVEN SHILOH	10S04W25CB06000	2659 RED OAK ST NW	256,100.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	512,200.00	3.53%	0.525%
HAYDEN HOMES LLC	10S04W25CB06100	2663 RED OAK ST NW	40,000.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	80,000.00	22.61%	0.525%
GENT, WILLIAM F & NANNETTE R	10S04W25CB06200	2667 RED OAK ST NW	237,300.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	474,600.00	3.81%	0.525%
WYATT, RODNEY K & JODIE L	10S04W25CB06300	2673 RED OAK ST NW	291,900.00	\$7,615	\$1,429	\$9,044	\$87	\$16	\$103	583,800.00	3.10%	0.525%
PERRY, DAVID B & ANNETTE L	10S04W25 01200	2600 VALLEY VIEW DR NW	254,640.00	\$0	\$1,429	\$1,429	\$0	\$16	\$16	509,280.00	0.56%	0.083%
ROOT, WILLIAM H 7 NANCY	10S04W26DA00100	2634 VALLEY VIEW DR NW	217,580.00	\$0	\$1,429	\$1,429	\$0	\$16	\$16	435,160.00	0.66%	0.083%
STUTZMAN, BRENT M	10S04W25CA01102	2711 CROCKER LN NW	311,320.00	\$30,460	\$0	\$30,460	\$347	\$0	\$347	622,640.00	9.78%	1.769%
KERNS, MICHAEL R & CHERYL A	10S04W25CA00300	2835 CROCKER LN NW	397,310.00	\$22,845	\$0	\$22,845	\$260	\$0	\$260	794,620.00	5.75%	1.327%
HANSELMAN, ERIKA	10S04W25CA01300	2817 CROCKER LN NW	196,840.00	\$7,615	\$0	\$7,615	\$87	\$0	\$87	393,680.00	3.87%	0.442%
MILLER, KENNETH R & ROSE MARIE	10S04W25CD02400	2641 CROCKER LN NW	205,730.00	\$7,615	\$0	\$7,615	\$87	\$0	\$87	411,460.00	3.70%	0.442%
MANASCO, JOANN & DANIEL E	10S04W25CA01400	2153 BLOOM LN NW	55,000.00	\$7,615	\$0	\$7,615	\$87	\$0	\$87	110,000.00	13.85%	0.442%
DOUGHERTY, ROSE MARIE	10S04W25CA01500	2055 BLOOM LN NW	390,460.00	\$15,230	\$0	\$15,230	\$173	\$0	\$173	780,920.00	3.90%	0.884%
<b>Totals</b>			<b>\$11,041,260</b>	<b>\$1,462,080</b>	<b>\$260,078</b>	<b>\$1,722,158</b>	<b>\$16,639</b>	<b>\$2,942</b>	<b>\$19,581</b>	<b>\$22,082,520</b>	<b>16%</b>	<b>100.0%</b>

FINANCIAL INVESTIGATION REPORT (Cont.)  
Crocker Lane and Valley View Drive - Local Improvement District  
(as of February 11, 2015)

*Section 3. Number of similar lots and property held by the City through foreclosure.*

The City is holding two properties obtained through foreclosure. Fourteen properties are delinquent more than one year.

*Section 4. Delinquency rate of assessments and taxes in the area.*

Ninety-four percent of City assessments are current. Property tax collections are estimated to be 93 percent of current taxes levied.

*Section 5. Real estate value trends in the area.*

Real estate values within the City remain stable. Residential and commercial construction fell slightly last year but interest in both has increased dramatically this year. Several new subdivisions are in the process of building in the near future; therefore, building activity is expected to remain high for the next year.

*Section 6. Tax levy trends and potential financial impact on the proposed LID.*

Property tax revenues for 2014 increased by 1.25% after a decline the previous year. The 2015 estimates are that the rate of growth will be about the same as 2014.

*Section 7. Does the project conform to the City Comprehensive Plan?*

This project conforms to the City's Comprehensive Plan.

*Section 8. Status of City's debt.*

Costs attributable to this project will be incorporated into the final assessment roll.

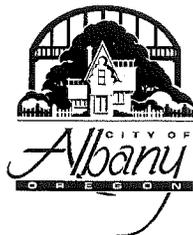
*Section 9. Estimated cost of financing.*

The City's practice is to charge the property owners 1.50 percent more than the rate on the bonds to pay for the costs associated with billing the property owners and administering the LID. In 2002, assessment bonds sold at 5.05 percent; therefore, property owners pay 6.55 percent interest.

*Section 10. General credit worthiness of property owners within the LID.*

The estimated total assessments range from \$1,429 to \$1,021,972. The monthly payments for the proposed assessments are projected to range from \$16 to \$11,630 for a ten year term @ 6.55%.

*Note: Financing under ORS223.215 provides financing for a longer term.*



TO: Albany City Council  
VIA: Wes Hare, City Manager  
FROM: Stewart Taylor, Finance Director   
DATE: February 27, 2015, for the March 11, 2015 City Council Meeting  
SUBJECT: Supplemental Budget

RELATES TO STRATEGIC PLAN THEME: ● Effective Government

Action Requested:

By resolution, adopt a supplemental budget increasing appropriations in the Central Services Fund.

Discussion:

Oregon Local Budget Law allows a governing body to make necessary changes in appropriations for circumstances that require expenditures that were not anticipated at the time the budget was adopted. When the changes will adjust fund expenditures by 10 percent or less, a supplemental budget may be adopted by resolution at a regularly scheduled meeting of the governing body.

The expenditures that were not anticipated when the current budget was adopted relate to turnover in a Senior Accountant position and implementation of a time and attendance/workforce management system.

The departure of a long-term Senior Accountant necessitated a payout of significant accrued leave that was not anticipated in the current budget. It also necessitated an expanded engagement with the City's auditor to provide greater assistance in the audit process and in transition to a more stable financial reporting platform.

The City recently requested proposals and selected Novatime Technology, Inc. to provide a time and attendance/workforce management system to replace the paper timesheets and redundant time entry required in our current payroll process. The timing of the competitive process was not anticipated when the current budget was adopted because staff had not, at that time, identified systems that could meet the desired cost and performance requirements. Staff chose to proceed with requesting proposals when further research suggested that a competitive process would elicit proposals that would meet the City's requirements and would expedite the desired savings and efficiencies.

Budget Impact:

The supplemental budget increases Central Service Charges by \$46,100. The charges are offset by appropriating beginning fund balances that exceeded the adopted budget amount and by reducing the contingency for programs in the General Fund.

ST/md

Attachment: Resolution

c: Directors

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the Albany City Council adopted a budget for the City of Albany for the 2014-2015 fiscal year on June 11, 2014; and

**WHEREAS**, there have been occurrences which were not anticipated at the time of the presentation of the budget for Fiscal Year 2014-2015 which require a change in the City's financial planning; and

**WHEREAS**, there has occurred a pressing necessity which was not foreseen at the time of the preparation of the budget which requires prompt action,

**NOW, THEREFORE, BE IT RESOLVED** by the Albany City Council that the budget appropriations shown below are hereby approved for the 2014-2015 fiscal year.

	Current Budget	Budget Adjustments	Revised Budget
<b>GENERAL FUND</b>			
Municipal Court	\$ 673,800	\$ 500	\$ 674,300
Public Safety Levy: Fire	1,061,300	800	1,062,100
Fire & Life Safety	698,200	600	698,800
Emergency Services	11,063,100	6,900	11,070,000
Police	12,484,800	8,400	12,493,200
Public Safety Levy: Police	995,500	800	996,300
Planning	897,400	800	898,200
Library	2,518,600	1,900	2,520,500
Contingency	1,262,100	(20,700)	1,241,400
<b>Total GENERAL FUND</b>	<b>\$ 32,649,300</b>	<b>\$ -</b>	<b>\$ 32,649,300</b>
<b>PARKS &amp; RECREATION</b>			
Parks & Recreation Administration	1,209,400	3,100	1,212,500
Park SDC Projects	930,500	100	930,600
<b>Total PARKS &amp; RECREATION</b>	<b>\$ 7,660,700</b>	<b>\$ 3,200</b>	<b>\$ 7,663,900</b>
<b>SPECIAL REVENUE FUNDS</b>			
<b>BUILDING INSPECTION</b>			
Building Inspection	\$ 1,426,700	\$ 300	\$ 1,427,000
Electrical Permit Program	196,300	100	196,400
ADA Code Enforcement	8,900	100	9,000
<b>Total BUILDING INSPECTION</b>	<b>\$ 1,640,900</b>	<b>\$ 500</b>	<b>\$ 1,641,400</b>
<b>ECONOMIC DEVELOPMENT</b>			
Economic Development Activities	963,400	400	963,800
Albany Municipal Airport	455,600	100	455,700
<b>Total ECONOMIC DEVELOPMENT</b>	<b>\$ 1,894,600</b>	<b>\$ 500</b>	<b>\$ 1,895,100</b>
<b>PUBLIC TRANSIT</b>			
Albany Transit System	\$ 1,150,700	\$ 400	\$ 1,151,100
Linn-Benton Loop	1,038,600	400	1,039,000
Paratransit System	484,500	300	484,800
<b>Total PUBLIC TRANSIT</b>	<b>\$ 2,678,800</b>	<b>\$ 1,100</b>	<b>\$ 2,679,900</b>
<b>STREET</b>			
Materials & Services	2,443,600	2,800	2,446,400
<b>Total STREET</b>	<b>\$ 13,988,500</b>	<b>\$ 2,800</b>	<b>\$ 13,991,300</b>

**ENTERPRISE FUNDS**

**SEWER**

Materials & Services	6,949,500	5,500	6,955,000
<b>Total SEWER</b>	<b>\$ 34,392,300</b>	<b>\$ 5,500</b>	<b>\$ 34,397,800</b>

**WATER**

Materials & Services	5,936,800	5,000	5,941,800
<b>Total WATER</b>	<b>\$ 24,598,200</b>	<b>\$ 5,000</b>	<b>\$ 24,603,200</b>

**INTERNAL SERVICE FUNDS**

**CENTRAL SERVICES**

Finance	\$ 1,376,400	\$ 47,800	\$ 1,424,200
Information Technology Services	1,366,200	900	1,367,100
GIS Services	422,000	200	422,200
Permit Tracking	116,900	100	117,000
Facilities Maintenance	709,000	400	709,400
<b>Total CENTRAL SERVICES</b>	<b>\$ 5,779,800</b>	<b>\$ 49,400</b>	<b>\$ 5,829,200</b>

**PUBLIC WORKS SERVICES**

PW Administration	\$ 1,249,600	\$ 500	\$ 1,250,100
Engineering Services	2,561,700	1,900	2,563,600
Operations Administration	575,000	500	575,500
Water Quality Control Services	360,800	300	361,100
PW Customer Services	1,236,800	900	1,237,700
Facilities & Maintenance Engineering	1,716,600	1,100	1,717,700
<b>Total PUBLIC WORKS SERVICES</b>	<b>\$ 7,700,500</b>	<b>\$ 5,200</b>	<b>\$ 7,705,700</b>
<b>BUDGET TOTALS</b>	<b>\$ 160,028,600</b>	<b>\$ 73,200</b>	<b>\$ 160,101,800</b>

DATED AND EFFECTIVE THIS 11th DAY OF MARCH, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CITY OF ALBANY  
CITY COUNCIL WORK SESSION  
Council Chambers  
Monday, January 26, 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 Bill Coburn, Floyd Collins, Bessie Johnson, Rich Kellum, Ray Kopczynski, Dick Olsen

Councilors Absent: None

BUSINESS FROM THE PUBLIC

None.

LINN-BENTON COMMUNITY COLLEGE/ALBANY INDUSTRY REQUEST FOR ECONOMIC DEVELOPMENT FUNDS

City Manager Wes Hare said a proposal was brought forward several months ago from Linn-Benton Community College (LBCC) and Albany Industry for economic development money for an enhanced workforce development program. Council heard the request and appointed a Council subcommittee to look into the request and consider options. The subcommittee suggested that the initial request be revised, and that has occurred. The revised request is outlined in the written staff report.

Hare said one of the key issues employers are facing is finding workers that have the needed skills to be able to expand production. With the need for new workers and the current economic expansion, this proposal comes from local area industries. What makes the proposal attractive is being able to get guaranteed levels of job creation and retention in return for public resources to fund training programs.

Jim Merryman, President of Oregon Freeze Dry, played a short video which, he said, summarizes what is going on with workforce needs in the nation. The video addressed the "college for all" mentality and the misalignment between encouraging four-year college degrees for everyone, which results in many college graduates being underemployed, and the demand for highly trained skilled technicians.

Merryman then gave a slideshow presentation. He said this issue arose about two years ago during a meeting of industry representatives at the Chamber of Commerce where workforce development was identified as a significant issue. At the time, it was noted that industry had open starting positions and open technical positions, as well as increasing future demand; that current employment programs were not working as evidenced by the lack of qualified applicants; that community college technical classes were not being offered or were insufficient to meet the needs; and that there were no feeder programs at the high schools. Industry formed a task force and worked with the Chamber to reach out to other businesses which led to working with LBCC to change their curriculum. The task force recognized that community education was key. There was a lack of knowledge of area business and there was a need for education, marketing and sales. It was decided to fund a three-year program for marketing and outreach to students, parents, educators and businesses. The position, which resides at the Chamber, has been filled and the marketing plan is moving forward. All of these efforts were for Linn and Benton County and funded by industry, LBCC, GAPS and Linn County.

Merryman said Albany businesses have identified that higher level training on specific equipment is an ongoing need. If the demand for products is not provided by our local businesses, it will be provided from somewhere else. Local job creation is on the line. He said Albany businesses including Viper NW, ATI Pacific Cast Technologies, ATI Wah Chang, Oregon Freeze Dry, L&M Industry Fabricators, and Selmet came together to find a solution. During the process, it was noted that some of the businesses were requesting economic development funds, and it was decided that it might be a better to present a solution that would eliminate the individual requests and create a joint effort to get workforce training.

Councilor Rich Kellum said three of the six companies mentioned are located in Albany. He asked why the City of Albany should provide funding for industry that is located outside the City. Stephanie O'Conner, ATI Wah Chang, clarified that although a large percent of her company's employee base resides in Millersburg, the majority of the anticipated job growth would occur in Albany. Rick Kenyon, Selmet, Inc., said that half of his firm's employees and about \$10 million of payroll reside in Albany. Using history as a predictor, he would expect half of future employees will also reside in Albany.

Merryman said the original request was for \$4.3 million. The revised request is for \$2.9 million as detailed in the written staff report. The four areas of training to be funded are nondestructive testing, welding, machine tool, and mechatronics training. He said this is a one-time ask that could be thought of as a kick start for equipment and programs. LBCC and Industry will fund staffing, maintenance, any equipment upgrades, and equipment changes in the future. All businesses have signed a commitment to hire students coming out of the program and LBCC is committed to staying current. Merryman reviewed industry contributions to the training program and ongoing partnerships with LBCC and the local high schools. Regarding the question of why LBCC didn't include the funding for this program in the bond, he said a lot of research went into what level of taxation would be acceptable and the types of projects that could benefit the most people in Linn and Benton County.

Councilor Dick Olsen asked what tax rate was requested in the bond. Greg Hamann, LBCC, said the new bond will replace the current bond, remaining at the level of about \$0.19 per thousand. He reviewed considerations around the bond issue, noting that discussions began four years ago independent of this industry request. He said many interests have now come together to create this opportunity for investment around a common goal. The request comes from industry, to work with the City and LBCC to do something that is desperately needed and that can be of great benefit to the community.

Merryman referred to questions that have come forward related to cash flow. He said \$700,000 would be needed for Spring/Summer 2016 and the balance would be needed next year. The funding structure would be on a not-to-exceed basis and reimbursement would be on actual costs. Timing is connected to capital projects at LBCC. The request isn't structured as a repayable loan because there would be no direct generation of income. The partnership would benefit business, the community and the citizens of Albany by helping to ensure that new business have the workforce they need and allowing existing businesses to grow. He showed slides which outlined high-wage, high-demand occupations and needed training, noting this aligned closely with the request. In a poll of major industries, it was estimated they will need over 1,000 jobs filled in the next five years. He reviewed average starting wages for identified skill sets.

Janet Steele, Chamber of Commerce, said those 1,000 jobs would precipitate supporting industries and businesses, as homes would need to be built and support businesses would be needed. She noted the 1,000 jobs are estimated by six industries and that several hundred additional jobs could be expected from other businesses in the community.

Kellum said he doesn't think anyone doubts the advantages of the proposed program but the devil is in the details. From his perspective, there is a need to further review the specific line items. Dave Becker, LBCC, said the intent is that the program will be designed and executed in collaboration with Industry. Brief discussion followed.

In response to an inquiry from Konopa, Merryman clarified that the average starting wages shown were conservative starting position wages.

Roger Nyquist, Linn County Commission, said he would like a best guess of what the program would mean to the economy. Guy Delude, Viper NW, said the median annual wage at his firm is more than \$60,000 per employee. As they are growing and bringing business into the community, they are also buying equipment and paying personal property taxes. Capital expenditures have exceed more than \$10 million and they are forecasted to spend almost that much again in the next five years. In addition, their employees are purchasing in the community. In response to further inquiry from Nyquist, several industry representatives indicated that most of the guaranteed jobs would be new jobs.

Janet Steele, Chamber of Commerce, said this is the biggest opportunity the City has had in 60 years to bring jobs to our community. If this was a new 1,000 employee company, she thinks it would be supported. This is a unique request and, to her, it is the right thing to do in order to see Albany citizens continue to grow and prosper.

Nyquist noted that PepsiCo was offered a very large package to incentivize them to come to Albany with far fewer jobs than are shown with this proposal. He said using \$3 million of the settlement money, which was in part to compensate the community for that economic development not occurring, to potentially create five times the jobs, looks really good on the surface.

Councilor Floyd Collins said there were a lot of questions when this issue first came to Council which have been answered. He said we are looking regionally to do a lot of things that we can't solve by ourselves. When considering the PepsiCo settlement, Council said that money would benefit the entire region. This request is for a fraction of that settlement money and he has no problem using it for a program that benefits the region. The proposal would provide family wage jobs and the investment would roll back into the community. He agrees that details still need to be addressed but he feels that entirely doable. He likes that everybody came together, that the proposal is for a not-to-exceed amount, and that it includes guaranteed job creation that will truly benefit the citizens of Albany and the surrounding areas. He appreciates the hard work that has occurred over several years in this area; he thinks we need to move forward.

Councilor Ray Kopczynski agreed with Collins. He referred to information in the staff report regarding the cost per job as compared to the PepsiCo project. He said he can't remember when he has seen this many businesses come together as a unit and he thinks approval of the request would be a wise investment in our future. He isn't worried about the details; he thinks they can be worked out.

Councilor Bessie Johnson said the work that has gone into this and the people involved is unprecedented. She thinks this is a wonderful opportunity to help or solve what she has said for years – that Albany is missing something. She appreciates all the work that has been gone into this, and she wants to go forward and see what happens.

Matt Smith, L&M Industry Fabricators, said the relationship between LBCC and the business community has changed dramatically in the last few years. LBCC is engaging the business community to understand their needs and the product coming out of LBCC is exceptional. He said LBCC would be excellent stewards of the City's investment and industry is committed to working with them long-term.

A member of the audience said that he is bringing his company to Albany from out of state. He talked about the importance of technical training programs as a way to improve and enhance what they are already doing. He supports the opportunity to develop his employees and work in partnership with the community college. He reviewed his business plans which, he said, would bring more than 70 jobs to the community in the next five years.

Konopa asked how Council would like to proceed. Olsen said the Council should at least see a resolution or ordinance prior to giving away \$3 million. Collins asked staff to comment about the process. Hare said that if the Council gives staff guidance that they are supportive of the request, staff could come back with a proposed agreement among the parties.

City Attorney Jim Delapoer said he has heard that the Council is generally supportive of a not-to-exceed funding commitment where line items for expenditure would be further developed. Staff could work with LBCC and Industry partners to outline a funding commitment and come back with a resolution that embodies the process and authorizes the City Manager to enter into agreement with the appropriate parties. There was brief discussion.

Olsen said it is a great idea to be able to train our work force; however, he has concerns that this sets bad precedents. He is concerned about giving the idea that the City is able to give money away which may result further requests. He noted that when staff requested \$500,000 of the economic development funds for equipment replacement, Council decided they would like to retain those funds for economic development and required that the funds used for equipment be repaid over time. He asked why the City couldn't loan LBCC the \$3 million and have them pay it back. He calculated that, if LBCC had included the project in the bond, it would have been about \$.02 per thousand or about \$3.50 annually for a \$150,000 house. He would like the City to retain an economic development fund that isn't whittled away. This would have to be a loan in order for him to support it.

Hamann said he appreciates the concern but he feels that a loan isn't the kind of shared investment that has been discussed. The request is to invest money in the community which is the Council's goal. He said LBCC doesn't have the capacity to pay back the money; the money it gets from the program will support the faculty that teaches those classes.

Becker added that support for the request would show that we are all in this together which would help in seeking additional funding from the state and others. He said it doesn't stop here for LBCC; they understand there are needs in the community and they will continue to work to address them.

Hare drew attention to a handout at Councilor's places called "Industry Request for Training Funding & Relation to the City's Strategic Plan." He said it is rare that we see a proposal that speaks to as many goals and objectives as this one does. While there are details to be worked out, he would encourage the Council to make the commitment.

MOTION: Collins moved to approve the request presented for approximately \$2.9 million not-to-exceed value for the four programmatic areas and to direct staff to work with LBCC and the industrial community to develop an implementation plan and return to Council with a resolution. Councilor Johnson seconded. The motion passed 5-1, with Councilor Olsen voting no.

#### COUNCILOR COMMENTS

Konopa said she gets many requests to write letters on behalf of the City, including letters for Girl Scout and Boy Scout awards which are often time sensitive. She asked if Council would authorize her to write these congratulating letters on behalf of the City. There was general agreement.

Konopa said she was asked to write a letter of congratulations to Greg Bartell, a young man who was raised in Albany who recently received a USAF honor. Council agreed that the Mayor could write that letter on behalf of the City.

CITY MANAGER REPORT

Hare said the modified agreements with Lowe's have been signed and the firm is expected to submit permit applications in February. Brief discussion followed.

Shepard said the Albany to Corvallis bicycle path is in front of the Benton County Planning Commission. Concerns have been raised by farmers about the proposed alignment, while there is a lot of support from the bicycle/pedestrian community. He asked if the Council would like to send a letter of support of the path to Benton County for their record. Collins said that, as the City has been working with Benton County on this request, he assumed they had done their homework and secured the right-of-way. He is supportive of the Albany to Corvallis bike path to help with commuting and recreation traffic; however, he doesn't really care whether that occurs in the proposed alignment. Konopa said she had the same sentiments; she had also thought the alignment was secured. She said the path is needed but it needs to be done right and the County should work out the alignment. She suggested that a letter could be sent which expresses support of the connection but which doesn't speak to the alignment. Commissioner Coburn said the letter should not indicate that Council is speaking against the farmers who oppose the propose alignment. Discussion followed.

MOTION: Collins moved that staff is authorized to draft a letter for the City Manager's signature based on the Council discussion. Kopczyński seconded. The motion passed 6-0.

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:12 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix  
Administrative Assistant

Wes Hare  
City Manager

CITY OF ALBANY  
 CITY COUNCIL  
 Municipal Court Room  
 Wednesday, January 14, 2015  
 4:00 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

OATH OF OFFICE FOR NEW COUNCIL MEMBERS

City Clerk Mary Dibble administered the oath of office to newly elected Mayor Sharon Konopa, Ward IA Councilor Dick Olsen, Ward IIA Councilor Ray Kopczynski, and Ward IIIA Councilor Bessie Johnson.

2015 MAYOR'S MESSAGE

The Mayor gave the State of the City address (see agenda file). Konopa noted that in 2014 the City of Albany celebrated 150 years of incorporation. The Council makes many difficult decisions. Albany's population continues to grow which she interprets as citizens agreeing with the Council's decisions. She listed the City's accomplishments even during the downturn in the economy. She is very proud of Albany's accomplishments and will continue to work to make Albany a better place and further improve its livability.

ROLL CALL

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

Councilors absent: None.

ELECTION OF COUNCIL PRESIDENT

MOTION: Councilor Ray Kopczynski moved to elect Councilor Floyd Collins as Council President. Councilor Bessie Johnson seconded the motion and it passed 6-0.

SCHEDULED BUSINESS

Business from the Public

Susan Keen, 424 First Avenue E, said she realizes this is a televised meeting. She noted that Keizer also televises Council meetings. She said she represents a part of the community that might not get this type of avenue to share something that is on her heart for her community.

Keen noted she has spoken to politics before. She is not thriving in this community. She spoke about a previous landlord and housing issues and said that undocumented people seem to have more rights than she has. She said that Keizer is suffering due to fracking, a strip mall, and other issues. She also spoke about Keizer's high school, skate park, and water.

Keen said her life has been difficult; she wants the Council to recognize her personal issues and address her crisis, to show that they can help during a community-wide crisis. She spoke to bridge inspection underway being inconvenient. Konopa said she will meet with Keen and speak to her personally.

Jim Clausen, 1403 15<sup>th</sup> Street, said he was looking at the applications for Boards & Commissions and read that Graham Kislingbury listed his interest in social justice. Clausen read portions of various articles to the Council that spoke to social justice and the difficulty of determining what is socially unjust.

Clausen spoke about laws relating to drivers in Russia. He spoke about how Portland schools, in their quest for social justice, treat students of different races differently. He said social justice erodes value and it is nonsense. Clausen said Kislingbury's interest in social justice makes him question his ability to serve on the Human Relations Commission.

Adoption of Resolution

Approving exemption from the competitive bidding requirements through a contract with Kittitas County Public Hospital District 2 and Braun Northwest, Inc.; issuing a notice to award a proposed contract with Braun Northwest, Inc.; and authorizing the Fire Chief to enter into a contract with Braun Northwest, Inc., not to exceed \$127,268 to remount/refurbish a 2006 Lifeline ambulance.

Fire Chief John Bradner said staff is requesting permission to tag onto an existing agreement to award the contract to remount a medic unit to Braun Northwest, Inc.

Collins asked if this would be taking the box off the old chassis and putting it on a new chassis, so it would be rolling out the box of the chassis for another 10 years. Bradner said yes. Collins said they used to buy both a new box and chassis; repurposing the box and updating just the chassis saves the City more than \$130,000. Bradner said ambulances went up substantially so a way to save money is to repurpose the box.

Collins said, this is a prime example of what we do to respond to the tighter economy. In reviewing how we acquire our equipment and how long it is lasting, we are getting a greater value for the same money.

Kopczynski asked if the box could be repurposed yet again, and applied to additional vehicles other than just this type. Bradner said it doesn't work well with other types of vehicles. He explained Fire looks for opportunities to repurpose items in other ways.

Hare said it is a common practice to repurpose the City's fleet. For example, Building Division staff uses an old Police car. They try to get maximum value from vehicles. He added that there is some compromise; he is sure that Bradner would prefer a new unit since they have features the older units do not. They don't want to lose sight of the changes in emergency medicine. The technology of the units is changing all the time. They are giving up some things by doing it this way, but it is a way to extend the life of the unit.

Councilor Rich Kellum asked if the level of technology in the box they are putting on the chassis is commensurate with new units. Brander said there are not a whole lot of upgrades; there are some different techniques, such as decontamination which involves the number of seams in the unit. The bigger upgrades they will see are due to changing from the traditional International Freightliner to a Ford 550, which has airbags and other safety features that are common to a pickup truck.

Johnson asked if the cost represents the whole remake and will take it to completion. Bradner said yes.

MOTION: Collins moved to adopt the resolution and Johnson seconded it. The motion passed 6-0 and it was designated Resolution No. 6377.

Adoption of Consent Calendar

- 1) Approval of Minutes
  - a) October 22, 2014, City Council Regular Session.
  - b) November 5, 2014, City Council Regular Session.
  - c) November 10, 2014, City Council Work Session.
  - d) November 17, 2014, City Council Work Session.
- 2) Authorizing the Albany Police Department to apply for Oregon Department of Transportation and Oregon Impact funds for the 2015 Pedestrian Safety Enforcement mini grant. RES. NO. 6378
- 3) Extending the financial services contract with Piper Jaffray, Seattle-Northwest Division, for up to one year. RES. NO. 6379

MOTION: Kopczynski moved to adopt the Consent Calendar as presented. Councilor Bill Coburn seconded them motion and it passed 6-0.

Appointments

City Boards, Commissions, and Committees.

Konopa noted that they need to make two more appointments on the Albany Bicycle and Pedestrian Advisory Commission.

Konopa noted they need Council approval of the following appointments to City advisory groups:

***Airport Advisory Commission***

John Pascone	(Mayor Konopa's reappointment)
Richard Kay	(Councilor Olsen's reappointment)
Heath Kasper	(Councilor Kopczynski's reappointment)
Judge Roark	(Councilor Johnson's new appointment)

***Albany Arts Commission***

Linda Herd	(Mayor's reappointment)
Scott Lawley	(Mayor's new appointment)
Rinee Merritt	(Mayor's new appointment)

***Albany Bicycle and Pedestrian Advisory Commission***

Mary Reed	(Mayor's new appointment)
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**Albany Budget Committee**

Sue Folden (Councilor Collins' reappointment)  
Will Summers (Councilor Kopczynski's reappointment)

**Building Board of Appeals**

Heidi Overman (Mayor's reappointment)  
Jolene Thomson (Mayor's new appointment)

**City Tree Commission**

Larry Holverson (Mayor's reappointment)  
Anne Taleff (Mayor's new appointment)

**Human Relations Commission**

Graham Kislisbury (Councilor Olsen's new appointment)  
Debbie Berg (Councilor Kopczynski's reappointment)

**Landmarks Advisory Commission**

Jolene Thomson (Mayor's reappointment)  
Keith Kolkow (Mayor's new appointment)

**Parks & Recreation Commission**

Russ Allen (Mayor's reappointment)  
Jill Van Buren (Mayor's reappointment)

**Planning Commission**

Dala Rouse, Ward I (Councilor Olsen's reappointment)  
Wendy Ezell, Ward III (Councilor Johnson's new appointment)

**Public Safety Commission**

Larry Nelson (Councilor Coburn's reappointment)  
Cynthia Greene (Councilor Johnson's reappointment)

**Senior Center Endowment Committee**

Lise Grato (Mayor's reappointment)

MOTION: Olsen moved to approve the Boards, Commissions, and Committees appointments as outlined in the staff memo. Coburn seconded the motion and it passed 6-0.

Council Audit Committee.

MOTION: Collins moved to approve the appointment of Councilors Bessie Johnson and Ray Kopczynski to the Audit Committee. Coburn seconded the motion and it passed 6-0.

Hospital Facility Authority.

MOTION: Collins moved to approve the appointment of Dick Conolly and Michael Thomson to the Hospital Facility Authority. Johnson seconded the motion and it passed 6-0.

City Council representatives.

Konopa noted that they still need to fill the Willamette Criminal Justice Council. It needs to be a lay person who needs to reside in North Albany. Konopa asked for suggestions.

Konopa noted they need Council approval of the following appointments of City Council representatives:

**Albany Area Metropolitan Planning Organization (MPO) Policy Board**

Floyd Collins (term expires: 12-31-2015)  
Ray Kopczynski (alternate) (term expires: 12-31-2015)

**Albany Downtown Association**

Sharon Konopa (term expires: 12-31-2016)

**Albany Visitors Association**

Ray Kopczynski (term expires: 12-31-2016)

**Albany-Millersburg Economic Development Corporation (AMEDC)**

Sharon Konopa (term expires: 12-31-2016)  
Rich Kellum (term expires: 12-31-2016)

[Under AMEDC bylaws, the Mayors of Albany and Millersburg are automatic board members.]

**Albany-Millersburg Joint Water/Wastewater Management Committee**

Floyd Collins [*City Council*] (term expires: 12-31-2016)  
Bill Coburn [*City Council*] (term expires: 12-31-2016)  
Dala Rouse [*Planning Commission*] (term expires: 12-31-2016)  
Sharon Konopa [*City Council*](alternate) (term expires: 12-31-2016)

**Albany Partnership for Housing and Community Development**

Sharon Konopa (term expires: 12-31-2016)  
Bill Coburn (alternate) (term expires: 12-31-2016)

**Cascades West Area Commission on Transportation (CWACT)**

Dick Olsen (term expires: 12-31-2015)  
Ron Irish (alternate) (term expires: 12-31-2015)

**Linn-Benton Loop Commission**

Floyd Collins (term expires: 12-31-2016)

**Linn County Fair & Expo Advisory Committee**

Bessie Johnson (term expires: 12-31-2016)

**Linn County Local Public Safety Coordinating Council**

Mario Lattanzio, Police Chief (Position 10; term expires 08-31-2015)

**Oregon Cascades West Council of Governments Board of Directors**

Sharon Konopa (term expires: 12-31-2016)  
Dick Olsen (alternate) (term expires: 12-31-2016)

**Oregon Cascades West Regional Consortium (Regional Wetlands)**

Floyd Collins (term expires: 12-31-2016)  
Dick Olsen (alternate) (term expires: 12-31-2016)  
Wes Hare, City Manager (term expires: 12-31-2016)  
Mark Shepard (alternate) (term expires: 12-31-2016)  
Assistant City Manager/Public Works & Community Development Director

**Transient Lodging Tax Advisory Committee**

Sharon Konopa (term expires: 12-31-2016)  
Dick Olsen (term expires: 12-31-2016)

**Willamette Criminal Justice Council**

Sharon Konopa (term expires: 12-31-2016)  
Bessie Johnson (term expires: 12-31-2016)  
Mario Lattanzio, Police Chief (*police chiefs are automatic members*)

MOTION: Johnson moved to approve the City Council representatives as outlined in the staff memo. Kopczynski seconded the motion and it passed 6-0.

Report

Election questions.

Konopa asked if the Council had questions. Collins said this email is the response from the Secretary of State to seek clarification for the volunteers of the Boards and Commissions during the election season so they don't run afoul of the Secretary of State's (SOS) election rules. This is an advisory memo from Alana Cox which provides parameters and lays out the rules about what can be done, when, and by whom. This particular opinion does not relate to the City Manager. Hare said it has become standard practice that if staff have a document or a decision that might possibly generate a complaint, staff consults with the SOS first.

Collins said it would be wise to share this email with various boards that may be involved in election issues for their own protection and advice.

BUSINESS FROM THE COUNCIL

Johnson said with the season of heavy park use approaching, she is concerned about e-cigarettes. She has read that the vapors emitted from them can be harmful. She asked what the Council thinks about including e-cigarettes with the other non-smoking regulations. She noted that they are also coming out with electronic marijuana cigarettes. Konopa said she got an email about that as well. She asked that Parks & Recreation Director Ed Hodney find out what other cities have been doing and if there have been complaints, especially at the City's concerts. Discussion followed.

Hare said that staff is in the process of reviewing the Strategic Plan (SP) and it will come to the Council shortly. He shared a story about the SP. He had worked in the past with the city of Astoria on their goal-setting, and they asked if he

would do it again. They were very complimentary of the City of Albany's SP. Staff has also sent a copy of our SP to Medford; their City Manager borrowed it and expanded it. Coco Beach, Florida has also borrowed Albany's SP. It is used as a template in other cities. Hare said the credit goes to Hodney and previous City Manager Steve Bryant for the SP concept.

Hare shared a letter he got from the Building Official that came from Insurance Services Office (ISO). The ISO ratings of the Fire Department have an influence on citizens' insurance cost. The City also has an ISO rating for building inspection services we provide. We were classified as a 2 on a scale of 1-10, with 1 being the best. The letter compliments the City for its building code effectiveness. The rating has a positive effect on homeowners' insurance. Hare recalled that a few years ago they were worried about funding the level of services to the Building Department, so they transferred General Fund money to preserve the services. He thinks that turned out to be a good decision. They get good reviews from ISO and also from local builders. It was a good decision.

City Attorney Jim Delapoe said the agreement with Lowe's is exactly what the Council authorized. He learned that the City will be getting a signed copy soon. He suggested Lowe's put up a sign on the vacant lot. In terms of the agreement, everything looks good. Construction will be done by December 2015; and if not, a series of financial penalties go into effect.

Shepard said that Lowe's has been in contact with the Building Department and Planning. They are scaling back from the original concept, but not as small as what they told the Council several months ago; it is in between those two. Shepard said staff expects plans for the building permits in early February. The land use piece can be handled administratively, and construction should start in early summer. The assessment ordinance for the Oak Street Local Improvement District will likely come to the Council in February. Lowe's assessments are about \$700,000. Delapoe said that they will pay their installment in full, not payments; that will provide a way to put funds back to the account that was drawn down for Oak Creek punch-through.

Collins said, despite some public opinion that the City has blocked Lowe's; we have developed an agreement consistent with their request, met their timeframes, met their modifications, and we are moving ahead with a timeframe that will open their store one year later than the original plan. Delapoe said, it is a win-win; had the City not had a contract with Lowe's we would not be as likely to be one of the very few communities where they are building now.

Hare said in the wake of the economy over the last few years, Lowe's stopped building stores. Albany was one of the very few selected to move forward. Hare said he thinks Lowe's would say that the City has been good to work with.

Collins said that contrary to some public opinion, the City did not assess a penalty to be unfriendly to business. It met their objectives and kept all the taxing jurisdictions whole. Konopa added that the size of the revised building is a better fit for the neighborhood.

Hare noted that for Transient Lodging Tax (TLT) revenues, every month of this year has been in excess of previous years; and every month has been the highest we ever had. He said is indicative of a recovering economy. It is good news.

Shepard gave an update on the Gibson Hill sidewalk project, in which the City got a \$1.2 million grant for the project. ODOT is getting ready to bid the project. ODOT's consultant did a cost estimate which is \$30,000 extra. Shepard asked the Council if they are willing to cover the \$30,000 extra. Generally cost estimates run high and bids come in lower. He said if when opening bids staff learns they need to change the scope, it will be brought to the City Council for a decision.

Shepard gave an update on the Bain Street crosswalk and the crosswalk on Santiam Highway near Davidson.

Konopa asked, when Union Pacific was using Connect Oregon to switch the rail yard at Millersburg, was it supposed to alleviate gridlocks on Salem Avenue? Hare said the change would prevent or limit backups on all City of Albany streets, away from the cross streets. Konopa noted that there was a train blocking Salem Avenue yesterday near the new roundabout. Without the roundabout they would have been stuck in traffic, but with it they were able to take alternative streets. She has not heard negative comments about the roundabout; they have all been positive remarks.

NEXT MEETING DATE: Work Session: January 26, 2015  
Regular Session: January 28, 2015

RECESS TO EXECUTIVE SESSION TO DISCUSS REAL PROPERTY TRANSACTIONS IN ACCORDANCE WITH  
ORS 192.660 (2)(e)

The Regular Session recessed to Executive Session at 8:16 p.m.

RECONVENE

The Regular Session reconvened to 8:35 p.m.

Hare described staff's search for a table to replace the podium.

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Reviewed by,

Mary Dibble  
City Clerk

Stewart Taylor  
Finance Director



TO: Albany City Council  
VIA: Wes Hare, City Manager  
FROM: Stewart Taylor, Finance Director   
DATE: February 25, 2015, for the March 11, 2015, City Council Meeting  
SUBJECT: New Contract with Piper Jaffray, Seattle-Northwest Division  
RELATES TO STRATEGIC PLAN THEME: ● Effective government

Action Requested:

By resolution, authorize the Finance Director to enter into a contract with Piper Jaffray, Seattle-Northwest Division for Financial Advisory services for up to five years with options for two one-year extensions and repeal Resolution No. 6379.

Discussion:

On January 14, 2015, the City Council passed Resolution No. 6379 extending the Financial Advisory Services contract with Piper Jaffray, Seattle-Northwest Division for up to one year. Upon review of the existing contract, the in-house legal counsel at Piper Jaffray asked to modify several provisions of the contract, particularly areas of minimum insurance, indemnification, and relationship between the parties.

In addition, the existing contract was first entered into with Regional Financial Advisors. It was subsequently transferred to Seattle-Northwest Securities and then to Piper Jaffray. The many changes to the original contract were substantial enough that staff felt it would be much cleaner to negotiate a new five-year contract.

Oregon Revised Statutes have a specific exemption for bond-related expenditures. Section 279A.025 Application of Public Contracting Code states that the Public Contracting Code does not apply to contracts, agreements or other documents entered into, issued or established in connection with the issuance of obligations, as defined in ORS 286A.100 and 287A.310, of a public body.

The ORS exemption allows the City to enter into a Financial Advisory services contract without going through a formal public purchasing process. Piper Jaffray, and more specifically, Carol Samuels at Piper Jaffray, has worked with the City on several bond refundings over the past several years. Piper Jaffray is well positioned to assist the City in the upcoming public safety facilities general obligation bond if approved by the voters.

Budget Impact:

Financial Advisory services and other bond related costs are generally paid out of bond proceeds.

ST:md

Attachment: Resolution

c: Jim Delapoer, City Attorney

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE FINANCE DIRECTOR TO ENTER INTO A CONTRACT WITH PIPER JAFFRAY, SEATTLE-NORTHWEST DIVISION; AND REPEALING RESOLUTION NO. 6379.

WHEREAS, on December 9, 2009, the City Council adopted Resolution No. 5868 accepting the proposal of Seattle-Northwest Securities for Financial Advisory services; and

WHEREAS, on December 5, 2012, the City Council adopted Resolution No. 6178 which exercised the option to extend the contract for an additional two one-year terms; and

WHEREAS, on January 14, 2015, the City Council passed Resolution No. 6379 extending the Financial Advisory Services contract with Piper Jaffray, Seattle-Northwest Division for up to one year; and

WHEREAS, upon review of the existing contract, the in-house legal counsel at Piper Jaffray asked to modify several provisions of the contract, particularly areas of minimum insurance, indemnification, and relationship between the parties; and

WHEREAS, the many changes to the original contract were substantial enough that staff felt it would be much cleaner to negotiate a new five-year contract; and

WHEREAS, Oregon Revised Statutes have a specific exemption for bond-related expenditures; and

WHEREAS, Piper Jaffray has worked with the City on several bond refundings over the past several years and is well positioned to assist the City in the upcoming public safety facilities general obligation bond if approved by the voters.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALBANY, OREGON AS FOLLOWS:

1. The Finance Director is authorized to enter into a contract with Piper Jaffray, Seattle-Northwest Division for Financial Advisory services for up to five years with options for two one-year extensions.
2. Resolution No. 6379 is hereby repealed.

DATED AND EFFECTIVE THIS 11<sup>TH</sup> DAY OF MARCH 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**STANDARD TERMS AND CONDITIONS  
FOR AGREEMENT TO FURNISH  
FINANCIAL ADVISORY SERVICES  
TO THE CITY OF ALBANY, OREGON**

**ARTICLE I: SCOPE**

For consideration set forth in Article V, Piper Jaffray, a professional firm, hereinafter referred to as CONSULTANT, agrees to provide services to the City of Albany, Oregon, a municipal corporation, hereinafter referred to as the CITY. This Agreement incorporates all the promises, representations, and obligations set forth in this Agreement and the Request for Proposal, Proposal Response, Fee Schedule, and other supporting documents and attachments.

The contract term shall be for a period of approximately five years, commencing March 2014, with an option to extend the contract an additional two, one-year terms, at the option of the City. If the City elects to renew the contract, a written notice shall be provided a minimum of thirty (30) days prior to the expiration of the current contract of its intent to do so.

In the event of any inconsistency between the terms of this Agreement and the terms listed in any additional attachments to this Agreement, the terms of this Agreement shall control.

**ARTICLE II: RESPONSIBILITY OF CONSULTANT**

- A. Notice to Proceed. CONSULTANT will not begin work on any of the duties and services listed in Article I until execution of the contract. Authorization to proceed on additional services not defined in Article I shall be in the form of an amendment as defined in Article II.
- B. Level of Competence. CONSULTANT is employed to render professional services and shall be responsible, to the level of competence presently maintained by other practicing professional CPA firms in good standing and engaged in the same type of professional personal services, for the professional and technical adequacy and accuracy of designs, drawings, specifications, documents, and other work products furnished under this Agreement.
- C. Carol Samuels shall serve as the Lead Consultant for Financial Advisory Services described under the terms of this Agreement. Any change in the designation of this role must be approved by the City.
- D. Documents Produced. CONSULTANT agrees that all work products produced by CONSULTANT in the fulfillment of its obligations under this Agreement, and all information, documents and material, gathered or compiled in meeting those obligations, shall be considered property of the CITY, and shall be provided to the CITY upon completion of this Agreement or termination of the Agreement pursuant to Article XII; subject to CONSULTANT'S document retention requirements.
- E. State or Federal Requirements. CONSULTANT covenants and agrees to comply with all of the obligations and conditions applicable to public contracts of this type pursuant to ORS Chapter 279 A, and B, as though each obligation or condition were fully set forth herein. In addition, CONSULTANT covenants and agrees that in the performance of its duties hereunder, it will comply with all other state and federal requirements applicable to contracts of this type. If any provision of this Agreement shall be deemed to be not in compliance with any statute or role of law, such provision shall be deemed modified to ensure compliance with said statute or role of law.

- F. Oregon Workers' Compensation Law. CONSULTANT, its subconsultants, if any, and all employers working under this Agreement are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires them to provide workers' compensation coverage for all their subject workers.
- G. Record Retention and Review. The CONSULTANT shall maintain books, records, documents and other evidence of accounting procedures and practices which sufficiently and properly reflect all direct costs of any nature expended in the performance of this Agreement. These records shall be subject during regular business hours of the CONSULTANT to inspection, review, or audit by personnel duly authorized by the City upon reasonable advance written notice from the City to the CONSULTANT. The CONSULTANT will retain all records related to this Agreement for seven (7) years following the date of final payment or completion of any required audit, whichever is earlier, and make them available for inspection by persons authorized under this provision; subject to the CONSULTANT's document retention requirements. The CONSULTANT shall be responsible for any audit exceptions or disallowed costs incurred by the CONSULTANT or any of its SUBCONSULTANTS.
- H. Oregon Identity Theft Protection Act. CONSULTANT, and its SUBCONSULTANTS to comply with the Oregon Identity Theft Protection Act (OITPA), ORS Sections 646A.600 through 646A.628.
- I. Taxpayer Identification Number. CONSULTANT agrees to complete a Request for Taxpayer Identification Number and Certification (W-9 Form) as a condition of the CITY'S obligation to make payment. If the CONSULTANT fails to complete and return the W-9 Form to the CITY, payment to CONSULTANT may be delayed, or the CITY may, in its discretion, terminate the Contract.

### **ARTICLE III: RESPONSIBILITY OF CITY**

- A. Authorization to Proceed. CITY shall authorize CONSULTANT upon execution of the contract to start work on any of the services listed in Article I.
- B. Access to Records, Facilities and Property. CITY shall comply with reasonable requests from CONSULTANT for inspection or access to CITY's records, facilities, and properties by providing any and all information within its possession or control that may be reasonably helpful in the performance of the services provided herein.
- C. Timely Review. CITY shall examine all studies, reports, specifications, proposals, and other documents presented by CONSULTANT, obtain advice of an attorney, insurance counselor, accountant, auditor, and other consultants as CITY deems appropriate for such examination and render in writing decisions pertaining thereto in a timely manner so as not to unreasonably delay the services of CONSULTANT.

### **ARTICLE IV: MODIFICATIONS**

CITY or CONSULTANT shall not make modifications in the attached Agreement or these Standard Terms and Conditions except in writing as an amendment to the agreement. Said modifications shall be agreed to by both parties, with scope of work, schedule, and compensation to be negotiated at the time the modification is proposed by either party. Modifications that do not meet these requirements shall not be binding, and no further compensation will be allowed for any work performed.

## **ARTICLE V: COMPENSATION**

City agrees to pay for the professional services procured in Article I in accordance with the compensation provisions described in this Agreement and the Attachment A - Fee Schedule.

The City shall remit payment within thirty (30) days of receipt of a monthly billing from the CONSULTANT. Such billing shall be only for services provided to that point. If payment is not made within 30 days, interest on the unpaid balance will accrue beginning on the 31st day at the rate of one percent (1%) per month or the maximum interest rate permitted by law, whichever is less.

Such interest is due and payable when the overdue payment is made, unless delay in payment is due to a contested billing. CITY has the right to appeal or ask for clarification on any CONSULTANT billing within 30 days of receipt of billing. Until said appeal is resolved or clarification is accepted, no interest will accrue on that portion of the billing. In the event of a contested billing, only that portion so contested shall be withheld, and the undisputed portion shall be paid in accordance with this Article V.

Notwithstanding anything in this Agreement to the contrary, the CITY'S obligation to pay money beyond the current fiscal year shall be subject to and dependent upon appropriations being made from time to time by the City Council for such purpose; provided, however, that the City Manager or other officer charged with the responsibility for preparing the City's annual budget shall include in the budget for each fiscal year the amount of the city financial obligation payable in such year and the City Manager or such other officer shall use his/her best efforts to obtain the annual appropriations required to authorize said payments.

## **ARTICLE VI: INDEMNIFICATION**

To the extent allowed by law, the CONSULTANT agrees to indemnify, defend, and hold harmless the CITY, its agents, officers and employees, from and against any and all liability, claims, suits, loss, damages, costs, and expenses (the "Claims") but only for monetary damages and not for punitive damages but only to the extent that such Claims have been finally and judicially determined to have resulted primarily and directly from actions taken or omitted to be taken by the CONSULTANT due to such person's negligence or willful misconduct. In no case shall fees paid under this Article VI exceed \$250,000.

## **ARTICLE VII: INSURANCE**

Before the Agreement is executed and work begins, the CONSULTANT shall furnish the CITY a Certificate of Insurance for the coverage and limits set out below which is to be in force and applicable to the project for the duration of the contract. The issuing insurance companies must have a minimum current A.M. Best rating of A- VII or approved by the City. The Certificate must state that any insurance coverage shown cannot be suspended, voided, canceled by either party, or reduced in coverage or limits without 30 days prior written notice has been given to the CONSULTANT.

### **A. Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. Commercial General Liability: Insurance Services Office (ISO) form CG 0001 with an edition date of 10-2001 or later, providing Commercial General Liability – Occurrence Form.

2. Automobile Liability: Insurance Services Office (ISO) form CA 0001, providing Business Automobile Coverage on owned, non-owned and/or hired vehicles.
3. Workers' Compensation insurance as required by Oregon Revised Statutes and including Employers Liability Insurance.
4. Professional Liability insurance on an occurrence or claims made basis with 12 month tail coverage.

**B. Minimum Limits of Insurance**

CONSULTANT shall maintain limits no less than specified below, and may be provided or supplemented by an Excess or Umbrella policy:

1. Commercial General Liability:
  - \$2,000,000 Each Occurrence
  - \$2,000,000 Personal Injury
  - \$3,000,000 General Aggregate
  - \$3,000,000 Products/Completed Operations Aggregate

The General Aggregate and Products/Completed Operations Aggregate shall apply separately to this project.

2. Automobile Liability: \$2,000,000 Per Occurrence
3. Employers Liability:
  - \$ 1,000,000 Each Accident
  - \$ 1,000,000 Disease Aggregate
  - \$ 1,000,000 Disease Each Employee
4. Professional Liability Insurance
  - \$2,000,000 Per incident / Claim
  - \$2,000,000 Annual Aggregate

**D. Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

1. Additional Insured Clause - The Commercial General Liability insurance coverage required for performance of this contract shall include CITY OF ALBANY and its officers, agents and employees as Additional Insured with respect to CONSULTANT'S or any sub-contractor's activities being performed under the Agreement. Coverage shall be primary and non-contributory with any other insurance and self-insurance.
2. Workers' Compensation and Employers Liability Coverage - The insurer shall agree to waive all rights of subrogation against the City of Albany, its officers, employees, and agents for losses arising from work performed by the CONSULTANT for the CITY.

## **ARTICLE VIII: ASSIGNMENT**

This Agreement is to be binding upon the heirs, successors, and assigns of the parties hereto and is not to be assigned by either party without first obtaining the written consent of the other. No assignment of this Agreement shall be effective until the assignee assumes in writing the obligations of the assigning party and delivers such written assumption to the other original party to this Agreement.

Use of SUBCONSULTANTS by the CONSULTANT or subsidiary or affiliate Firms of the CONSULTANT for technical or professional services shall not be considered an assignment of a portion of this Agreement, and the CONSULTANT shall remain fully responsible for the work performed, whether such performance is by the CONSULTANT or SUBCONSULTANTS. No SUBCONSULTANTS shall be used without the written approval of the CITY.

Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CITY and CONSULTANT.

## **ARTICLE IX: INTEGRATION**

These terms and conditions and the attachments represent the entire understanding of CITY and CONSULTANT as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The agreement may not be modified or altered except in writing as specified in Article IV.

## **ARTICLE X: SUSPENSION OF WORK**

The CITY may suspend, in writing, and without cause, all or a portion of the work under this Agreement. The CONSULTANT may request that the work be suspended by notifying the CITY, in writing, of circumstances that are interfering with the progress of work. The CONSULTANT may suspend work on the project in the event the CITY does not pay invoices when due. The time for completion of the work shall be extended by the number of days work is suspended. In the event that the period of suspension exceeds 90 days, the terms of the Agreement are subject to renegotiation and both parties are granted the option to terminate work on the suspended portion of the project, in accordance with Article XI.

## **ARTICLE XI: TERMINATION OF WORK**

CITY may terminate all or a portion of the work covered by this Agreement for its convenience. Either party may terminate work if the other party fails to substantially perform in accordance with the provisions of the Agreement. Termination of the Agreement is accomplished by written notice from the party initiating termination no less than fifteen (15) days in advance of the effective date of termination. Such notice of termination shall be delivered by certified mail with a receipt for delivery returned to the sender.

In the event of termination, CONSULTANT shall perform such additional work as is necessary for the orderly filing of documents and closing of the project. The time spent on such additional work shall not exceed 10 percent (10%) of the time expended on the terminated portion of the project prior to the effective date of termination. CONSULTANT shall be compensated for work actually performed prior to the date of termination plus work required for filing and closing as described in this Article. Upon termination, CONSULTANT shall provide to the CITY all work products, material, documents, etc., gathered or compiled, related to the project, whether in CONSULTANT'S possession at the time of termination or received later.

If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements of this Agreement and the CONSULTANT shall thereafter have no continuing fiduciary or other duties to the CITY.

#### **ARTICLE XII: FORCE MAJEURE**

Neither the CITY nor the CONSULTANT shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other or the other's employees and agents.

#### **ARTICLE XIII: RELATIONSHIP BETWEEN THE PARTIES**

The CITY acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the CITY that the failure of the CONSULTANT to provide legal advice to the CITY respecting these laws shall not constitute a breach by the CONSULTANT of any of its duties and responsibilities under this Agreement. The CITY acknowledges that any Official Statement distributed in connection with an issuance of securities are statements of the CITY and not of CONSULTANT. The CONSULTANT is not legal counsel or an accountant and is not providing legal or accounting guidance. None of the services contemplated in this Agreement shall be construed as or a substitute for legal services.

The CITY and the CONSULTANT intend and agree that, to the extent the performance of services by the CONSULTANT constitutes municipal advisory activities within the meaning of rule 15Ba1 of the Securities Exchange Act of 1934 or otherwise creates a duty of the CONSULTANT under Section 15B(c)(1) of the Securities Exchange Act of 1934 or Rule G-23 of the Municipal Securities Rulemaking Board, such duty does not extend beyond the services and such duty does not extend to any other contract, agreement, relationship, or understanding of any nature between the CONSULTANT and the CITY.

#### **ARTICLE XIV: CONFLICT AND SEVERABILITY**

In the event of any inconsistency between the terms of this Agreement and the terms listed in any additional attachments to this Agreement, the terms of this Agreement shall control. Any provision of this document found to be prohibited by law shall be ineffective to the extent of such prohibition without invalidating the remainder of the document.

#### **ARTICLE XV: NON-DISCRIMINATION/EQUAL EMPLOYMENT OPPORTUNITY**

During the term of this Agreement, the CONSULTANT agrees as follows:

The CONSULTANT will not discriminate against any employee or applicant for employment because of creed, religion, race, color, sex, marital status, sexual orientation, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

**ARTICLE XVI: COURT OF JURISDICTION**

The laws of the state of Oregon shall govern the validity of this Agreement, its interpretation and performance, and other claims related to it. Venue for litigation shall be in Linn County, Oregon.

THE PARTIES EACH HEREBY AGREES TO WAIVE ANY RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM OR ACTION ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THE RELATIONSHIP BETWEEN THE PARTIES. PARTIES AGREE TO WAIVE CONSEQUENTIAL AND PUNATIVE DAMAGES .

**CONSULTANT:**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
CONSULTANT

By: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_ Corp. Tax No./Social Security No.

**CITY OF ALBANY, OREGON:**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Stewart Taylor  
Finance Director

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

Appendix A: COMPENSATION

The services described in Article I shall be performed in accordance with the following fee schedule:

*Non-bond services*

For projects that are unrelated to bond transactions, we propose the following hourly rates for the 2015 year, such rates to be increased each successive calendar year for the life of the engagement by the local Consumer Price Index:

Managing Director/Sr. Vice President/Vice President:	\$272/hour
Assistant Vice President:	\$250/hour
Associate:	\$228/hour
Other:	\$163/hour

*Bond-related services*

For all services provided to the City of Albany or the Central Albany Revitalization Agency related to the issuance of bonds or other forms of indebtedness, charges shall be assessed on a flat fee basis as follows. Such fees shall be increased each successive calendar year for the life of the engagement by the local Consumer Price Index:

**Financing Type**

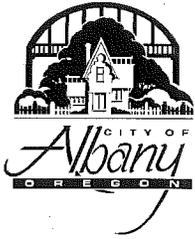
	<u>Competitive sale</u>	<u>Negotiated sale</u>
General Obligation Bonds - public offering:	\$38,000	\$44,000
General Obligations Bonds – bank placement	\$22,000	n/a
Revenue Bonds or Full Faith & Credit Obligations – public offering	\$49,000	\$54,000
Revenue Bonds or Full Faith & Credit Obligations – bank placement	\$27,000	n/a
Urban Renewal Bonds – public offering	\$54,000	\$60,000
Urban Renewal Bonds – bank placement	\$44,000	n/a
Bank lines of credit	\$22,000	n/a
Refunding transactions: add \$5,500 to above.		

*Expenses*

In addition to the above hourly fees and/or maximums, SNW would expect to be reimbursed at cost for reasonable and necessary out-of-pocket expenses, including such items as overnight delivery and travel undertaken at the City's request.

*Billing Dates*

All hourly work shall be billed on a monthly basis. Bond-related services shall be paid out of bond proceeds.



TO: Albany City Council

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

FROM: Jeff Blaine, P.E., Assistant Public Works Director/City Engineer *JB*  
Staci Belcastro, P.E., Engineering Manager/Assistant City Engineer *SB*  
Chris Cerklewski, P.E., Civil Engineer III *CLC*

DATE: March 4, 2015, for the March 11, 2015, City Council Meeting

SUBJECT: Award of Bid for ST-13-03, North Albany Road Reconstruction

RELATES TO STRATEGIC PLAN THEME: 

- Great Neighborhoods
- A Safe City

Action Requested:

Staff recommends that Council award this contract in the amount of \$6,559,593.16 to the lowest responsive, responsible bidder, Emery & Sons Construction Group of Salem, Oregon.

Discussion:

On Thursday, February 19, 2015, bids were opened for ST-13-03, North Albany Road Reconstruction. There were six bids submitted for this project, ranging from \$6,099,400.20 to \$7,791,275.00. The Engineer's estimate was \$5,800,000. A bid summary is included as Attachment 1.

*Non-Responsive Bidder*

The low bid of \$6,099,400.20 submitted by K&E Excavating, Inc., of Salem, Oregon, is considered non-responsive; therefore, the City cannot award the contract to this bidder. Bidders were required to provide documentation of experience with constructing *HDPE Pipe*. The experience requirement was three-tiered requiring experience from a Contractor, a Superintendent, and a Pipe Fusion Technician. K&E Excavating's bid proposal did not meet this requirement and, therefore, their proposal is incomplete and considered non-responsive.

K&E Excavating's proposal was based on substituting a hired (temporary) superintendent's experience to meet the contractor experience requirement. Using this method to meet the contract experience requirement provides an unfair competitive advantage to K&E Excavating over other potential bidders.

*Project Description*

This project will reconstruct approximately 3,000 feet of North Albany Road from the Portland & Western Railroad tracks to approximately 500 feet north of Quarry Road and will include widening of the road to accommodate a center turn lane, new pavement, curb and gutter, sidewalks on both sides of North Albany Road, and storm drains. Improvements also include construction of approximately 550 feet of new street in order to realign West Thornton Lake Drive to intersect North Albany Road at the traffic signal at North Albany Middle School. The existing bridge over Thornton Lakes will be replaced with a new bridge and portions of North Albany Road will be raised to make the road passable to emergency vehicles during a major flood on the Willamette River.

In addition to the street work, this project includes construction of approximately 3,750 feet of 30-inch diameter water transmission main. This transmission main is the second and final phase of a project connecting downtown Albany to the Broadway Reservoir in North Albany. Once completed this new transmission main will improve water quality in the City's water system and allow better utilization of the water stored in the Broadway Reservoir for the entire water system. A project vicinity map is provided as Attachment 2.

*Summary of Total Estimated Project Costs*

Based on the project bid and anticipated related costs, a summary of the total estimated project cost is shown in the table below. The amounts have been rounded to the nearest \$100.

Project Components	Estimated Cost
<b>I. Engineering Costs</b>	
a. Design Engineering	\$777,000
b. Construction Inspection	\$250,000
<i>Engineering Subtotal</i>	\$1,027,000
<b>II. Construction Costs</b>	
a. Construction Contract	\$6,559,600
b. Construction Contingency (10%)	\$656,000
c. Pacific Power Street Lighting Costs	\$25,000
d. Other Construction Costs	\$70,000
<i>Construction Subtotal</i>	\$7,310,600
<i>Total Estimated Project Cost</i>	\$8,337,600
<i>Project Budget</i>	\$6,465,300
<i>Under/(Over) Project Budget</i>	(\$1,872,300)

This project has spanned four budget cycles and is funded through five different programs. Project cost estimates have varied from year to year based on anticipated design and construction expenditures and changing design parameters, such as replacing versus raising the old bridge. While the project is shown as being over the last budget estimate, it is substantially under the original project planning estimates of \$10.1 million (in today's dollars). In other words, the overage demonstrates that costs savings are not being realized at the levels that staff had hoped at the time budgets were developed in the spring 2014. Staff believes that the bids received are reflective of the work to be performed and does not believe that substantial cost savings would be realized by rejecting all bids and rebidding the project.

Budget Impact:

This project will be funded from the Street Capital and Restoration fund (250-50-2700), the North Albany Street Improvement fund (250-50-2701), Transportation Improvement System Development Charges (250-50-2703), Transportation Reimbursement System Development Charges (250-50-2704), and the Water System Capital Projects fund (615-50-2308). There are adequate funds to complete this project. The identified overages will be covered by the Street Capital and Restoration fund and the Transportation Improvement System Development Charges.

CC:kw  
Attachment

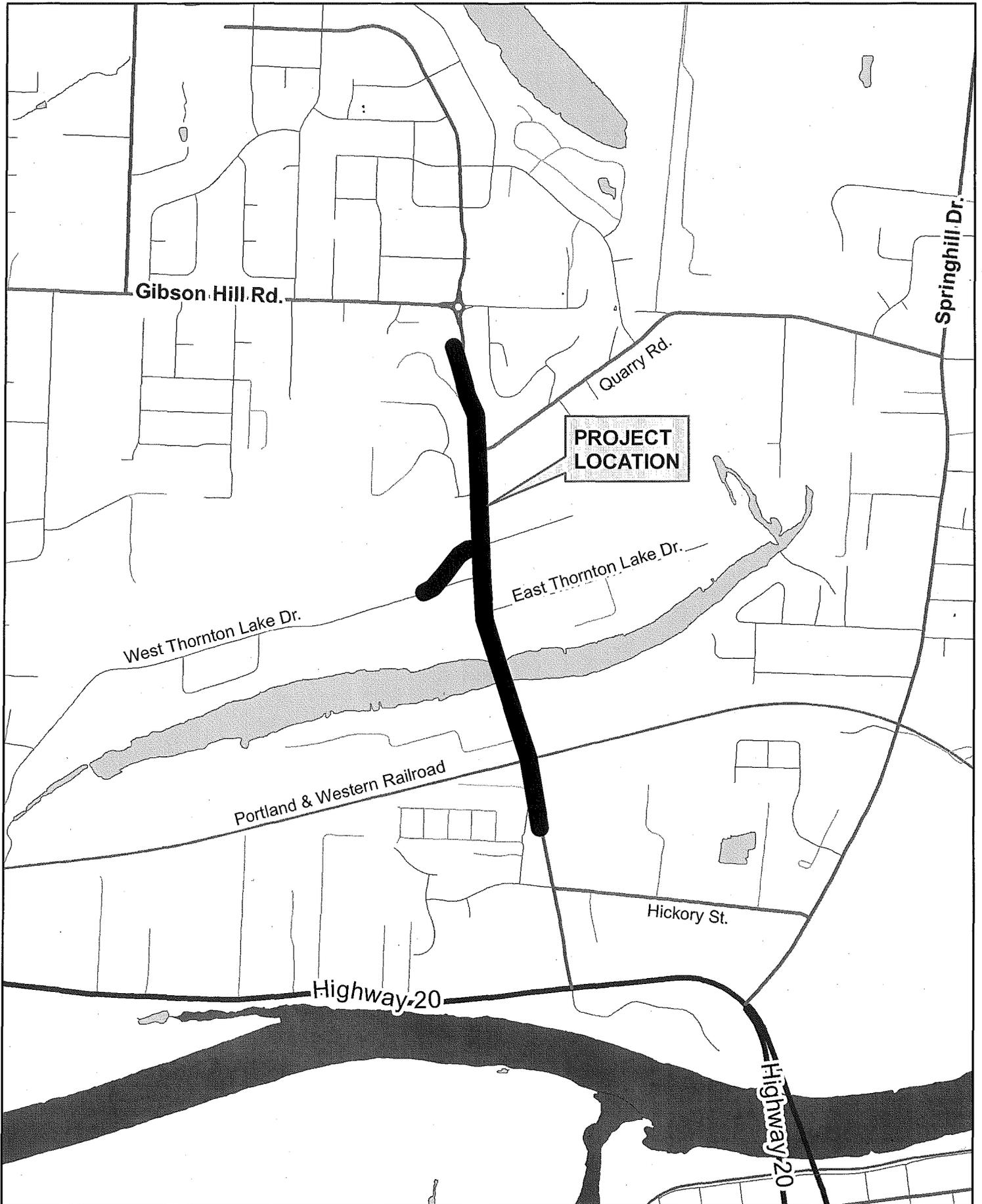


**CITY OF ALBANY, OREGON**  
**Public Works Department**  
**Construction Contract Bids**

**Project: ST-13-03, North Albany Road Reconstruction**

**Bid Opening: Thursday, February 19, 2015**

<b>Engineer's Estimate</b>	<b>K &amp; E Excavating Salem, OR</b>	<b>Emery &amp; Sons Salem, OR</b>	<b>Mid Valley Gravel Philomath, OR</b>	<b>Pacific Excavation Eugene, OR</b>	<b>Nutter Corp Vancouver, WA</b>	<b>Kerr Contractors Woodburn, OR</b>
<b>\$5,800,000</b>	<b>\$6,099,400.20</b>	<b>\$6,559,593.16</b>	<b>\$6,747,764.25</b>	<b>\$7,064,945.00</b>	<b>\$7,413,495.22</b>	<b>\$7,791,275.00</b>



**ATTACHMENT 2**  
**NORTH ALBANY ROAD RECONSTRUCTION VICINITY MAP**





TO: Albany City Council  
FROM: Sharon Konopa, Mayor *Sharon*  
DATE: March 6, 2015, for March 11, 2015, City Council Meeting  
SUBJECT: Appointment to the Albany Arts Commission

RELATES TO STRATEGIC PLAN THEME: • An Effective Government

Action Requested:

Council approval of the following appointment to the Albany Arts Commission:

***Albany Arts Commission***

Jane Donovan

(Mayor's new appointment to fill vacant seat for term that will expire 12-31-15)

Discussion:

Recommendations for any remaining vacancies on the City advisory groups will be submitted for approval at subsequent Council meetings.

Budget Impact:

None.

SK:ldh

*G:\Administrative Services\City Manager's Office\Boards-Commissions\2015 Recruitment\^2015 appointments-boards & commissions-msk-#2.doc*

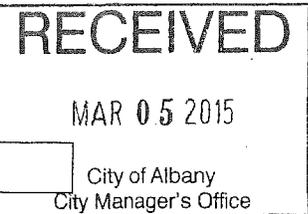


CITY HALL  
 333 Broadalbin Street SW  
 P.O. Box 490  
 Albany, OR 97321-0144  
 www.cityofalbany.net

(541) 917-7500

# APPLICATION

(Please print legibly or type)



**Board, Commission, and/or Committee Preference:**

Albany Arts Commission

(list all for which you are applying)

Name: Jane Donovan

Preferred First Name: Jane

### Residential Information:

Home Address: 739 Calapooia SW  
Albany, OR 97321

Phone: 541-928-0931

Cellular: 541-497-3769

E-mail: donovancuster@gmail.com

Fax: \_\_\_\_\_  
 (Optional)

### Employment Information:

Employer's Name: Retired LBCC instructor, Communication

Work Address: 6500 Pacific Blvd. SW  
Albany, OR 97321

Phone: \_\_\_\_\_

Cellular: \_\_\_\_\_

E-mail: \_\_\_\_\_

Fax: \_\_\_\_\_  
 (Optional)

Please provide information as requested below to describe your qualifications to serve on this City of Albany Board, Commission, or Committee. Feel free to provide additional information that you may wish to share with the City.

- List current or most recent occupation, business, trade, or profession: \_\_\_\_\_
- \*Linn Benton Community College communication and theater instructor, 26 years(1979-2005)
- \*directed over 50 plays and readers theater performances
- \*Distinguished Staff Award, 2005
- \*The Arts Center Board, 9 years(2005-2014)
- \*Linn County Cultural Coalition, (2005-present)

For City use only: Ward: (I) II III or Lives Outside City Limits (Circle One)

If lives outside city limits, does applicant meet special definition for the specific b/c/c for which applying?

BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

Page 2

- List community/civic activities. Indicate activities in which you are or have been active:

~~\*Midsummer Arts Board, (2014-present) This new Albany nonprofit has created two performing arts events in August in Monteith Park. On August 1, 2015 the board and volunteers will host its third festival, featuring local dancers, musicians, singers, actors, and other performing arts talent.~~

\*The Arts Center Board, Corvallis 9 years(2005-2014)

\*Linn County Cultural Coalition, (2005-present)

\*St. Mary's Pastoral Council, two 3 year terms

Albany Civic Theater, actress

- Indicate why you are interested in serving on this board, commission, or committee and what other qualifications apply to this position.
- I have experience on three boards which serve the arts' communities in Linn and Benton Counties. I am proud of our public art and growing arts' community here. I would like to use my knowledge to support and encourage the all the arts in Albany.

- What contributions do you hope to make?

Because I have lived and worked in the Albany community for 34 years, I have connections with the artists and supporters of arts who could help the committee to further and complete its goals.

  
Signature of Applicant

March 5, 2015  
Date