



**Revised**

**NOTICE OF PUBLIC MEETING**  
CITY OF ALBANY  
CITY COUNCIL  
Council Chambers  
333 Broadalbin Street SW  
Wednesday, April 22, 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. PROCLAMATIONS

a. Earth Day. [Page 3]

Action: \_\_\_\_\_

b. Global Love Day. [Page 4]

Action: \_\_\_\_\_

**c. Mental Health Month. [Item available at the meeting.]**

Action: \_\_\_\_\_

5. SCHEDULED BUSINESS

a. Public Hearings

1) ST-09-03, Oak Street Improvements Local Improvement District (LID), determining the assessments against the properties specifically benefited by street improvements and declaring an emergency. [Pages 5-12]

Action: \_\_\_\_\_

ORD. NO. \_\_\_\_\_

2) 2015-2016 Community Development Block Grant Annual Plan. [Pages 13-45]

Action: \_\_\_\_\_

b. Continued Legislative Public Hearing

1) Declaring a street name change for a public street renamed by Ordinance No. 5848, in Linn County, and declaring an emergency. [Pages 46-51]

Action: \_\_\_\_\_

ORD. NO. \_\_\_\_\_

c. Continued Public Hearing

1) ST-16-02, Crocker Lane LID, adopting the engineering and financial investigation reports, authorizing securing easements and obtaining bids for construction. [Pages 52-105]

Action: \_\_\_\_\_

RES. NO. \_\_\_\_\_

d. Business from the Public

e. Adoption of Consent Calendar

1) Approval of Minutes

a) February 23, 2015, City Council Work Session. [Pages 106-108]

b) February 25, 2015, City Council Regular Session. [Pages 109-117]

c) March 11, 2015, City Council Regular Session. [Pages 118-128]

2) Approving a liquor license for Miller DM, Inc., d/b/a First Burger, 210 First Street West. [Page 129]

3) Accepting Oregon Heritage All Star grant funds from the Oregon State Historic Preservation Office.

[Pages 130-131]

RES. NO. \_\_\_\_\_

Action: \_\_\_\_\_

f. Appointment

- 1) Appointing Jean Gritter to the Library Board. [Pages 132-134]

Action: \_\_\_\_\_

g. Reports

- 1) Strategic Plan. [Pages 135-158]

Action: \_\_\_\_\_

- 2) Third Avenue bridge rehabilitation funding. [Pages 159-166]

Action: \_\_\_\_\_

6. BUSINESS FROM THE COUNCIL

7. NEXT MEETING DATE: Work Session: May 11, 2015  
Regular Session: May 13, 2015

8. ADJOURNMENT

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

# PROCLAMATION

## EARTH DAY

April 22, 2015

WHEREAS, the global community now faces extraordinary challenges such as global health issues, food and water shortages, and economic struggles; and

WHEREAS, all people, regardless of race, gender, income, or geography, have a moral right to a healthy sustainable environment with economic growth; and

WHEREAS, it is understood that the citizens of the global community must step forward and take action to create a green economy to combat the aforementioned global challenges; and

WHEREAS, a green economy can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and

WHEREAS, it is necessary to broaden and diversify this global movement to achieve maximum success; and

WHEREAS, Earth Day is the beginning of a new year for environmental stewardship commitments and to implement sustainability efforts; and

WHEREAS, let it be known that Albany, Oregon, encourages its residents, businesses, and institutions to use Earth Day to celebrate the Earth and commit to building a sustainable and green economy.

NOW, THEREFORE, I, Sharon Konopa, Mayor of the City of Albany, hereby proclaim April 22, 2015, to be

## EARTH DAY

in Albany, Oregon, and I encourage all residents to support green economy initiatives and to encourage others to undertake similar actions.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Albany to be affixed this 22<sup>nd</sup> day of April 2015.



---

Sharon Konopa, Mayor

**PROCLAMATION**

**GLOBAL LOVE DAY**

**May 1, 2015**

WHEREAS, The Love Foundation, Inc., a nonprofit organization, has announced Global Love Day to facilitate establishing love and peace on our planet; and

WHEREAS, Global Love Day will establish a worldwide focus towards “unconditionally loving each other as we love ourselves”; and

WHEREAS, we are one humanity, all life is interconnected and interdependent, and all share the universal bond of love; and

WHEREAS, love begins with self-acceptance and forgiveness; with respect and compassion, we embrace diversity, and together we make a difference through love;

NOW, THEREFORE, I, Sharon Konopa, Mayor of the City of Albany, hereby proclaim May 1, 2015, to be

**GLOBAL LOVE DAY**

in Albany and encourage all citizens to let it be a model for all of us to follow every day.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Albany to be affixed this 22nd day of April 2015.

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Sharon Konopa, Mayor



TO: Albany City Council

VIA: Wes Hare, City Manager

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

DATE: April 10, 2015, for the April 22, 2015, City Council Meeting

SUBJECT: ST-09-03, Oak Street Local Improvement District (LID)  
Public Hearing to Adopt Final Engineer's and Financial Investigation Reports and Set Assessments

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

Action Requested:

Staff recommends the Council take testimony at the public hearing and adopt the Final Engineer's Report and Financial Investigation Report, and adopt the attached Ordinance for determining the assessments for this LID.

Discussion:

*Background*

Council adopted the formation of an LID to complete an extension of Oak Street from Pacific Boulevard to Ninth Avenue and provide for the improvement to Oak Street between Ninth Avenue and Queen Avenue to full urban standards. On April 8, 2015, Council accepted the final Engineer's Report and Financial Investigation Report and scheduled a public hearing for April 22, 2015.

The LID boundary and assessment methodology was developed by the Lowe's development team. The Lowe's development team included Lowe's Inc., owners of the property that Lowe's purchased for their store site (Conser), and owners of the property purchased for the punch through right-of-way (Perlenfein). The Council approved the funding/assessment methodology developed by the Lowe's team in May of 2010. The boundary of the district for road improvements includes only the Kinder Park Property, the Lowe's team properties, and the Ping's Restaurant property. All other benefited properties were excluded from paying for street improvements. Attachment 1 is a map showing the LID boundary. The proposal splits the assessment methodology into two parts. One methodology governs the costs associated with the new roadway between Pacific Boulevard and 9<sup>th</sup> Avenue and another methodology governs the improvements between Ninth Avenue and Queen Avenue.

*Punch Through*

Project Scope: The new roadway construction between Pacific Boulevard and 9<sup>th</sup> Avenue is referred to as the "punch through." The punch through portion of this project constructed a new segment of Oak Street between Pacific Boulevard and 9<sup>th</sup> Avenue and installed two new traffic signals. Associated storm drain improvements were also included in this project.

Assessment Methodology: The methodology called for the City and Lowe's development partners to pay for the entire punch through project costs. No other properties were to be assessed. Under this methodology the City committed to contribute \$2,100,000 in Transportation

System Development Charge (TSDC) funds to the project. The TSDC amount is fixed by the City's TSDC methodology so project cost increases do not impact the amount of TSDCs that are contributed to the project. The TSDC funds were transferred into the project and made "pay-as-you-go" contributions to the project so no financing costs are attributed to the TSDC contribution to the project.

The City also committed to contribute additional funds. The additional funds were estimated to be \$83,740. Council did not identify a source for these funds at the time the LID was formed.

The remaining cost for the punch through was to be paid by the Lowe's group. The contribution from the Lowe's development properties was estimated to be \$434,260.

The total cost for the punch through was \$2,155.02 higher than the original estimate. By agreement, the City and Lowe's are to split the cost of any overage. Therefore, the City's and Lowe's additional participation is \$1,077.51 each before adding financing costs.

The Lowe's methodology did not attribute the Lowe's payment to specific properties, but was to be a payment from the Lowe's Development Team. Neither the City nor the methodology dictates how the Lowe's group apportions this cost. The Lowe's corporation will be billed the final amount for the punch through. The Lowe's group agreed to pay their assessment as a lump sum when due rather than financing payments over time.

The following table shows the total punch-through project costs attributed to each of the funding sources:

Funding Source	Estimated Project Cost Responsibility	Additional Project Costs	Financing Costs	Total Project Cost Responsibility
Transportation System Development Charges	\$2,100,000	\$0	\$0	\$2,100,000.00
Additional City Participation	\$83,740	\$1,077.51	\$0	\$84,817.51
Lowe's Development Group	\$434,260	\$1,077.51	\$16,549	\$451,886.51
<b>Total</b>		<b>\$2,155.02</b>	<b>\$16,549</b>	<b>\$2,636,704.02</b>

*Oak Street – Ninth Avenue to Queen Avenue*

Project Scope: This portion of the project reconstructed Oak Street between 9<sup>th</sup> Avenue and Queen Avenue, including new pavement, curb and gutter, sidewalks, storm drains, and water lines. The old roadway was narrow and was not improved to City urban standards.

Assessment Methodology: The methodology required a portion of the street improvements be paid by the City and the Lowe's development partners. The balance of the street improvement costs were to be assessed to properties within the LID boundary on a combination of frontage and area basis. The Ping's Garden restaurant property was to be assessed for water improvements only and not for street improvement costs.

The two property groupings included in the LID include Kinder Park property and the properties that make up the Lowe's site. The undeveloped properties on the east side of Oak Street will pay

Street Connection Fees at the time they develop. The Oak Creek Apartment project already paid connection fees. The remainder of the developed properties along Oak Street will not pay for the street improvements along their frontage

Under this methodology the City committed to contribute \$1,417,000 in TSDC funds to the project. The TSDC amount is fixed by the City's TSDC methodology so project cost increases do not impact the amount of TSDC's that are contributed to the project. The TSDC funds were transferred into the project and made "pay-as-you-go" contributions to the project so no financing costs are attributed to the TSDC contribution to the project.

The City also committed to contribute additional funds. The additional funds were originally estimated to be \$195,270. This payment represents an estimate of what the assessments would have been for the Sadri/Grazul and Glasser properties under the Lowe's assessment methodology if the properties had been included in the LID. Council did not identify a funding source for this payment at the time the LID was formed.

The Lowe's group agreed to pay a lump sum of \$31,776. This lump-sum payment represents an estimate of a portion of what the assessments would have been for the church under the Lowe's methodology if the property had been included in the LID.

The total cost for the improvements between 9<sup>th</sup> Avenue and Queen Avenue was \$59,032.30 higher than the original estimate. By agreement, the City and Lowe's are to split the cost of any overage. Therefore, the City's and Lowe's additional participation is \$29,516.15 each before adding financing costs.

The balance of the project costs will be assessed to the Kinder Park Property and the Lowe's property based on an average of an area assessment and a frontage assessment.

Funding Source	Estimated Project Cost Responsibility	Additional Project Costs	Financing Costs	Total Project Cost Responsibility
Transportation System Development Charges	\$1,417,000.00	\$0	\$0	\$1,417,000.00
Additional City Participation	\$195,270.00	\$29,516.15	\$0	\$224,786.15
Lowe's Development Group	\$31,776.00	\$29,516.15	\$2,332	\$63,624.15
Parks Assessment	\$319,917.11	\$0	\$12,162	\$332,079.11
Lowe's Assessment	\$226,036.89		\$8,593	\$234,629.89
<b>Total</b>	<b>\$2,190,000.00</b>	<b>\$59,032.30</b>	<b>\$23,087</b>	<b>\$2,272,119.30</b>

#### *Water Project Costs*

The Ping's restaurant property will be assessed a flat \$10,000 as a contribution for water line improvements. The remainder of the water line costs (\$313,748.31) has been funded by the City Water Capital projects fund.

*Additional City Funding Contribution*

Under the methodology approved by Council, the City is committed to provide street improvement funding above and beyond the \$3,517,000 TSDC funds dedicated to the project. At the time the LID was formed, a source for these funds was not identified. The decision on how to fund this contribution was deferred to when the final project costs were known. Unless the Council directs to fund the \$309,603.66 from another source, these additional costs will be paid out of settlement proceeds. Settlement proceeds were used to fund the project costs not covered by TSDCs and water funds. Settlement funds will be paid back as assessments are paid off by Lowe's, Parks, and Mr. Lee.

If Council does not want the settlement proceeds to cover the \$309,603.66, a different funding source will need to be identified. Options are limited for this funding due to low reserves and tight budgets. Staff recommends these costs be paid out of Settlement proceeds.

*Parks Assessment*

The Parks Department assessment is \$332,079.11. The Parks Department has planned to finance the payment of this assessment over a 10-year period. Parks has budgeted the first payment of this assessment in their 2015-2016 budget.

Budget Impact:

The following table provides a summary breakdown of all costs/funding sources for this project. In addition, the assessment roll (Attachment 2) shows how the assessed costs were apportioned. Under the project funding plan, the City is paying \$4,472,431.08 (85.5%) of the total project costs. The Lowe's development team is paying \$760,140.55 (14.5%) of the total project costs.

Fund Name	Estimated Amount
Transportation SDC Projects	\$3,517,000.00
Parks SDC Projects	\$ 332,079.11
Other City Funding for Streets	\$ 309,603.66
Water System Capital projects	\$ 313,748.31
Lowe's Development Team	\$ 750,140.55
Ping's Garden Restaurant	\$ 10,000.00
<b>Total</b>	<b>\$5,232,571.63</b>

MWS:kw

Attachments (3)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET IMPROVEMENTS FOR ST-09-03, OAK STREET IMPROVEMENTS LOCAL IMPROVEMENT DISTRICT (LID), AND DECLARING AN EMERGENCY.

RECITALS:

1. The assessments as referred to in this ordinance and previous resolutions and ordinances are for the street improvements to serve ST-09-03, Oak Street LID.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 5735, 5877, 5911, and 6406.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The costs of the street improvements to serve ST-09-03, Oak Street LID are as follows:

Total Project Cost:	\$5,232,571.63
Assessable Project Cost:	\$576,709

Section 2: Property and assessment data are listed on the attached sheets as shown on Exhibit A.

Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, safety, and health of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by Council: \_\_\_\_\_

Approved by the Mayor: \_\_\_\_\_

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

\_\_\_\_\_  
Mayor

ATTEST:

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

Methodology: AVERAGE OF STREET FRONTAGE & AREA										CITY OF ALBANY	
FINAL ENGINEER'S REPORT											
ASSESSMENT CALCULATION SHEET											
										ST-09-03, Oak Street LID	
										Final Assessments	
Name	Assessor's Map and Tax Lot	Water Assm't	Street Area (Acra)	Street Area Assessment	Street Frontage (feet)	Frontage Assessment	Street Average Assessment	Total Assm't			
										<b>NET ASSESSABLE COSTS</b>	
ALBANY CITY OF	11S03W08BC01400	\$0.00	11.97	\$289,522.27	1,119.56	\$374,635.96	\$332,079.11	\$332,079.11	Total Water Costs	\$323,748.31	
ALBANY CITY OF	11S03W07AD00119	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	City Funding (Water)	\$313,748.31	
ALBANY CITY OF	11S03W08BB04201	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	Net Water to assess	\$10,000.00	
PERLENFEIN INVESTMENTS	11S03W08BB04200	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00			
LOWES HIW INC	11S03W08BC01000	\$0.00	11.46	\$277,186.73	573.99	\$192,073.04	\$234,629.89	\$234,629.89	Oak Street Extension	\$2,636,704.02	
LEE CHUNG PING & LAI KUEN	11S03W07AD00100	\$10,000.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$10,000.00	City Participation (TSDC)	\$2,100,000.00	
	TOTALS	\$10,000.00	23.43	\$566,709.00	1,693.55	\$566,709.00	\$566,709.00	\$576,709.00	Lowe's Property Group	\$451,886.51	
									Other City Participation	\$84,817.51	
									Net remainder to Assess	\$0.00	
									Oak St. 9th to Queen	\$2,272,119.30	
									City Participation (TSDC)	\$1,417,000.00	
									Other City Participation	\$224,786.15	
									Lowe's Property Group	\$83,624.15	
									Net remainder to Assess	\$566,709.00	
									Total Assessable Costs	\$576,709.00	
									<b>UNIT ASSESSMENTS</b>		
									Oak Street Water		
									Est. Net Cost	\$10,000.00	
									Oak Street 9th to Queen		
									Est. Net Cost	\$566,709.00	
									Acres	23.430	
									Assessment per Acre	\$24,187.32	
									Frontage	1,693.55	
									Assessment per foot	\$334.63	

FINANCIAL INVESTIGATION REPORT - Section 2  
 St-09-03, OAK STREET LID  
 (as of April 1, 2015)

Owner of Property	Assessor's Map and Tax Lot	Site Address	Total Market Value - Land and Improvements	Property Assessment	Monthly Payment	Bond Maximum	Asmt % to TMV	Asmt % of Project
CITY OF ALBANY	11S03W08BC01400	1326 OAK ST SE	731,000	332,079.11	\$3,780	\$1,462,000	45.43%	57.582%
LOWES HIW INC	11S03W08BC01000	UNASSIGNED	4,285,600.00	234,629.89	\$2,670	\$8,571,200	5.47%	40.684%
CHUNG PING & PAI KUEN LEE	11S03W07AD00100	1209 27TH AVE SE	355,610.00	10,000.00	\$114	\$711,220	2.81%	1.73%
Totals			5,372,210.00	\$576,709.00	\$6,564	\$10,744,420	10.74%	100.0%

FINANCIAL INVESTIGATION REPORT (Cont.)  
ST-09-03 – Oak Street Local Improvement District  
(as of April 1, 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 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 assessments on the three properties in this LID range from \$10,000 to \$332,079. The monthly payments for the proposed assessments are projected to range from \$114 to \$3,780 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  
Mark W. Shepard, P.E., Assistant City Manager, Public Works and Community Development Director *MWS*

FROM: Anne Catlin, Planner III *alc*

DATE: April 15, 2015, for the April 22, 2015 City Council Meeting

SUBJECT: Public Hearing on the City's 2015-2016 Community Development Block Grant Annual Plan

RELATES TO STRATEGIC PLAN THEME: ● Great Neighborhoods

Action Requested:

The City Council is requested to consider testimony at the public hearing, as well as any other comments submitted to staff prior to the hearing regarding Albany's community development needs that could be addressed with Community Development block Grant (CDBG) funding.

Discussion:

*Background*

On August 14, 2013, the City Council adopted a five-year 2013-2017 CDBG Consolidated Plan as a requirement of the CDBG program. The Consolidated Plan identified the following needs that will be the focus of CDBG funding over the life of the Plan:

- a) Provide decent, safe, and affordable housing;
- b) Reduce homelessness and expand the supply of housing for the homeless;
- c) Remove blighting influences in low and moderate-income neighborhoods;
- d) Expand economic opportunities for low and moderate-income persons;
- e) Remove barriers to accessibility;
- f) Help Albany's low-income and special needs residents through provision of public services; and
- g) Affirmatively further fair housing.

The Department of Housing and Urban Development notified the City that \$378,904 will be awarded to the City for use in FY 2015-2016. The 2015-2016 Action Plan identifies the programs and activities the City will support to address the priorities and goals established in the third year of the 2013-2017 Consolidated Plan. The City proposes to continue neighborhood revitalization and housing rehabilitation in the City's low- and moderate-income neighborhoods, reduce homelessness, provide public services and economic opportunities for the City's low- and moderate-income persons, and further fair housing. The City's performance to-date is addressed on pages 2 and 3 of the Plan.

*Citizen Participation – Public Hearing and Comments*

The City developed its 2015-2016 objectives and outcomes based upon citizen participation and the needs identified in the Consolidated Plan.

City staff and Community Development Commissioners (CDC) gathered data on needs through three Sunrise neighborhood meetings, outreach to local service providers, and discussions with

City Council

Page 2

April 15, 2015, for the April 22, 2015 City Council Meeting

residents in the community. The CDC also solicited applications for public services and economic development projects.

The CDBG program requires a 30-day comment period and a public hearing to allow the public to provide feedback on the Plan prior to submitting it to HUD. The public comment period opened March 30 and will close on April 30, 2015. The Community Development Commission will hear public comments on the draft 2015-2016 Action Plan at their April 20, 2015 meeting.

*Next Steps*

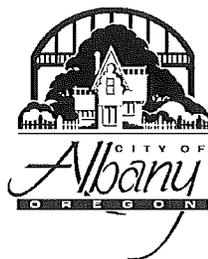
Once the public comment hearing closes, staff will incorporate all public comments into the Plan. At your May 13, 2015 meeting, the final Plan and required certifications will be presented to you for adoption, and then be submitted electronically to HUD for their review and approval by May 15, 2015.

Budget Impact:

Receiving public input and adoption of the CDBG plans does not have a direct budget impact. However, participation in the CDBG program will provide the City with \$378,904 in FY 2015-2016 to address needs in our community, especially for low to moderate income citizens. The CDBG program has an administrative cap of 20 percent, and the full cap amount of \$75,800 will be used for administration and fair housing activities, which will cover most of the costs the City will incur for administration of the program. The CDBG program and activities are included in the draft 2015-2016 city budget.

ALC:rk

Attachment: Draft 2015-2016 Action Plan



# CITY OF ALBANY

## **DRAFT 2015-2016 ACTION PLAN** FOR THE 2015 FEDERAL PROGRAM YEAR

## **YEAR THREE OF THE** **2013-2017 CONSOLIDATED PLAN** FOR THE CITY OF ALBANY **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS**

PREPARED BY THE CITY OF ALBANY, OREGON  
COMMUNITY DEVELOPMENT DEPARTMENT

## Acknowledgements

### Albany Community Development Commission

Nathan Brown  
Iris Carrasco  
Tara Dixson  
Chris Equinoa  
Wanda Kinney  
Terry Knoll (Vice Chair)  
Sharon Konopa (Mayor)  
Dick Olsen  
Daniel Sullivan  
Joann Zimmer (Chair)

### Albany City Council

Bill Coburn  
Floyd Collins  
Bessie Johnson  
Rich Kellum  
Ray Kopczynski  
Dick Olsen

### Albany City Staff

Anne Catlin, Planner III  
Bob Richardson, Planning Manager

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## AP-05 Executive Summary - (24 CFR 91.200(c), 91.220(b))

### 1. Introduction

The City of Albany is an entitlement jurisdiction receiving a federal formula grant from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The purpose of the CDBG program is to provide decent housing, a suitable living environment, and to expand economic opportunities, primarily for low and moderate income residents. All activities must meet one of three HUD defined National Objectives:

1. Benefit to low- and moderate- income (LMI) persons: Requires recipients to spend 70% of their CDBG funds to meet the LMI national objective;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet urgent needs to alleviate emergency conditions.

### 2. Summary of the objectives and outcomes identified in the Plan

*[This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.]*

In 2013, the City of Albany adopted the 2013-2017 Consolidated Plan that outlines the framework for the City to target CDBG funds for the highest community development needs. The Consolidated Plan goals and objectives were developed through the *Needs Assessment*, data analysis and evaluation, consultations with area agencies, and citizen input.

The City developed its 2015-2016 objectives and outcomes based upon citizen participation and the needs identified in the 2013-2017 Consolidated Plan.

The City proposes to use 2015 entitlement funds in fiscal year (FY) 2015-2016 to continue neighborhood revitalization and housing rehabilitation, continue to reduce homelessness, provide public services and economic opportunities for the City's low- and moderate-income persons, and further fair housing. The 2015-2016 Action Plan objectives and outcomes are further described below.

- **Improve the quality of Albany's affordable housing**

Improve at least 5 low and moderate-income (LMI) housing units in Census Tracts 204 or 208 through housing rehabilitation, weatherization, or code compliance.

- **Reduce homelessness**

Reduce homelessness with the following programs:

1. Short-term housing assistance to at least 4 LMI households.
2. Provide 20 homeless and at-risk youth with shelter services, case management, and mentoring.
3. Provide shelter, case management and other support services to homeless women with children (8 families or 20 people).

- **Remove barriers to accessibility**

Improve accessibility and a suitable living environment by installing sidewalks and curb ramps in LMI Census Tract 208. These improvements will benefit at least 300 area residents, including a large percentage of school-aged children going to and from school.

- **Create suitable living environments by removing blighting influences in LMI areas**

The City will complete public facility improvements in Census Tract 208 at Sunrise Park and a few busy street intersections to improve livability, pedestrian safety, and safe routes to schools. Approximately 100 residents will benefit from these improvements.

- **Expand economic opportunities for Albany's LMI residents**

1. Support the development of 10 microenterprises through training and technical assistance.
2. Provide small grants to 3 microenterprises or small businesses to offset costs to create 3 LMI jobs.

- **Support public service agencies that work to improve the lives of Albany's special needs and low-income populations**

1. Provide training to court appointed special advocates (CASA) for children in order to reduce time in foster care by increasing the case load by 15 new cases (15 children).
2. Support the home-based infant intervention program that will work with 10 very low-income families to provide skills to prevent child abuse (20 residents).

- **Further fair housing**

The City will increase awareness of fair housing laws by providing training for 20 Albany landlords, residents, developers, or City staff, and will help residents access fair housing resources. The City will also evaluate housing advertisements for potential fair housing violations.

### **3. Evaluation of past performance.**

*[This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.]*

The City of Albany submitted its first Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2013-2014. At the time the CAPER was due; many 2013-14 projects were just getting started. Since the time CAPER was submitted, the City has made substantial progress in achieving 2013-14 and 2014-15 program goals and outcomes. The following list reports performance on the City's CDBG activities:

- **Improve the Quality of Affordable Housing:** The City established a no-interest deferred loan program for housing rehabilitation located in Albany's low-income Census Tracts 204 and 208. Two houses have been rehabilitated and two more are underway, with interest growing.
- **Reduce the Number of Homeless Residents:** The City awarded CDBG funds to Albany Helping Hands Shelter to help purchase and repair a house that will be used for permanent supportive housing. This will add four supportive housing beds for Albany's homeless residents.
- **Remove Barriers to Accessibility:** The City repaired 1,200 lineal feet of a pedestrian walkway called Periwinkle Path. Sunrise Park will be brought into compliance with current Americans with Disabilities Act (ADA) standards by making park facilities fully accessible later in 2015.
- **Eliminate Blighting Influences in Low- and Moderate-Income Neighborhoods:** CDBG funds from the first two program years were allocated to remove blighting influences at Sunrise Park. Due to additional CDBG funding available for the project, the Park improvement project expanded in scope and required a modified Environmental Review. Wetlands were identified at the Park and a wetland delineation is currently underway. The project is expected to be completed in the fall of 2015. Sunrise Park is frequently vandalized and is a location for illegal activities; facility improvement projects will completely redesign the park, add a parking lot, new lighting, and new park amenities.

- **Increase Economic Opportunities:** At the end of 2014, 16 low-income Albany residents enrolled in free microenterprise training or received free advising; 17 low-income residents received reduced tuition for re-enrollment in the small business management course; and, 11 Spanish-speaking residents received free one-on-one advising. These programs have created 9 new jobs for low- and moderate-income (LMI) residents.
- **Public Services:** The following narrative describes the performance of six public service projects that received either 2013 or 2014 CDBG funds through December, 2014. YouthBuild served 6 young adults with job skills training; Family Tree Relief Nursery's child abuse interventionist served 31 low-income Albany residents; 4 families that were victims of domestic violence received safe emergency shelter; 8 residents recovering from substance abuse are working towards getting their GED; 6 homeless women with children received emergency shelter at the FISH Guest House; and 58 at-risk youth received case management services by Jackson Street Youth Shelter.
- **Further Fair Housing:** The City sponsored a free fair housing training in April, 2014, for tenants in both English and Spanish. Approximately 15 residents attended these sessions. Approximately 50 area landlords attended a City sponsored training in February 2015, regarding code compliance and crime prevention. About 40 area landlords attended a fair housing training in March, 2015, co-sponsored with the City of Corvallis. According to the Fair Housing Council of Oregon's latest report, no fair housing cases were opened in Albany between May 1, 2013 and May 31, 2014.

#### **4. Summary of citizen participation process and consultation process (AP-12, 91.105, 91.200(c))**

*[Summary from citizen participation section of plan.]*

The City followed its Citizen Participation Plan in carrying out the process to develop the 2015-2016 Action Plan. The City holds semi-annual public hearings in conformance with federal regulations and Albany's Citizen Participation Plan. The hearings provide an opportunity to gain public input on community development needs that can be addressed with eligible CDBG activities, the City's performance on the use of CDBG funds, and the City's Consolidated Annual Performance and Evaluation Report (the CAPER).

The City and Community Development Commissioners (CDC) gathered input on community needs through monthly meetings, three neighborhood meetings, and outreach with local agencies. The CDC also solicited and evaluated applications for public services and economic development projects.

The draft 2015-2016 Action Plan was posted on the City's Website on March 30, 2015 and was available at Albany City Hall and both of Albany's public libraries.

*[See AP-12 Citizen Participation for more detailed information.]*

#### **5. Summary of public comments received [through March 15, 2015; this section will be updated with input received during the Plan comment period]**

Comments received from residents in the Sunrise Neighborhood (Local Target Area, Census Tract 208):

- Sunrise Park improvements – the amenities are dated and unsafe, there is no parking, the park attracts nuisances due to poor lighting
- Sidewalks do not exist in several areas in the neighborhood, including primary routes to schools and to Sunrise Park

- Intersection safety improvements are desired for pedestrians and cyclists at 19<sup>th</sup> and Hill streets, 19<sup>th</sup> and Main streets, and 24<sup>th</sup> and Geary streets
- A few apartment complexes need improvements and repairs to make them safe and livable

Comments received on needed services from local public service agencies through presentations, applications and grant reports:

- Homeless shelter services for women with children
- Case management and shelter services for homeless and unaccompanied youth
- Infant child-abuse prevention services – including parenting classes and visits
- Homeless prevention through housing payment assistance
- Court appointed special advocates for children to prevent children from going into foster care
- Education and advising for Albany’s microenterprises and small businesses
- Funds to help new and small businesses get established and grow
- Fair housing education for tenants and landlords in English and in Spanish
- Information and applications for CDBG programs in Spanish

Comments received during the 30-day public comment period and the public hearings:

**ALL COMMENTS AND TESTIMONY RECEIVED THROUGH APRIL 30 WILL BE ADDED HERE.**

**6. Summary of comments or views not accepted and the reasons for not accepting them**

None.

**7. Conclusions**

The FY 2015-2016 Plan objectives and strategies will support programs that expand housing and economic opportunities for all residents within the City. Partnerships with local organizations will be continued and strengthened. Livability will be improved by addressing blighted conditions and community development needs in low- and moderate-income areas, based on community feedback. Public input and involvement is ongoing and encouraged via regular opportunities to interact with City staff and the CDC.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
Administration, Planning and Programming	City of Albany	Community Development Department

Table 1 – Responsible Agencies

#### Narrative (optional)

The City of Albany Community Development Department staff is responsible for preparing the Consolidated Plan, Annual Action Plans, administration of each grant program and funding source, and ensuring compliance with HUD regulations.

The Community Development Commission (CDC) reviews and recommends policies, programs, activities, and strategies to the Albany City Council related to the CDBG programs, the Consolidated Plan, Annual Action Plan, and any substantial amendments proposed to those plans. The CDC evaluates performance of the CDBG-funded activities.

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City engages in ongoing consultation with local service providers, community leaders, the public, and other community development partners. Consultation includes correspondence with area agencies, attendance at local and regional meetings and committees, outreach by Community Development Commissioners (CDC), and CDC public meetings. The City also consults with other City departments to identify public facility and community development needs.

Activities to enhance coordination between public and assisted housing providers, governmental health, mental health, and service agencies is ongoing. Specific meetings with housing and mental health providers to identify needs for the 2015-2016 Action plan included:

1. Mental Health Needs – meeting with Linn County Mental Health director and staff and Linn Benton Housing Authority.
2. Service Needs – Communication by reports from existing CDBG subrecipients and outreach to other agencies to assess needs and programs.
3. Homeless Enrichment and Rehabilitation Team (HEART) Meetings – monthly meetings with local agencies that work together to address the needs of Albany’s homeless and at-risk populations.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City and CDC coordinates and consults with service providers that provide care to Albany’s homeless and at-risk homeless populations. This effort helps determine how to address the needs of Albany’s homeless population using 2015-2016 program funding. Existing subrecipients – Jackson Street Youth Shelter and Albany Helping Hands Homeless Shelter – are included in discussions about needs and how to address them.

Staff and several CDC members regularly attend the Homeless Enrichment and Rehabilitation Team (HEART) meetings. HEART includes a broad range of service providers, homeless advocates, health providers, and governmental agencies within Linn County. Attendance helps coordinate services, prioritize and address Linn County’s homeless and housing needs, and implement strategies identified in the Ten Year Plan.

The City coordinated a meeting in December, 2014, with the Community Development Commission chair (who is also staff for the Rural Oregon Continuum of Care (ROCC)), staff from the Community Services Consortium (CSC), and the school district McKinney Vento Homeless liaison. The meeting was held to discuss homeless needs and homeless prevention in Albany.

The Rural Oregon Continuum of Care (ROCC) is a consortium of HUD-funded homeless housing and service providers working in Oregon’s most rural counties, including Linn County. The ROCC holds monthly meetings with the purpose of fostering and enhancing collaborative work and the development of performance measures around the issues of homelessness.

The CSC is the state and federally recognized community action agency for the region. CSC acts as a conduit for federal and state homeless program funding and coordinated the development and update of the *Ten Year Plan to Address Issues Around Housing and Homelessness in Linn County* (Ten-Year Plan).

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Albany does not receive ESG (Emergency Solutions Grants) funds. The CSC receives ESG funds for use in Albany. The City consults with the CSC throughout the year to discuss performance and outcomes and determine community and homeless needs that can be addressed with CDBG funds.

**2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

City staff consulted with area service providers through a public services application cycle to identify needs that could be addressed in the 2015-2016 program year. Additional direct consultation by staff provided an opportunity to clarify and expand on the City's understanding of community needs and funding priorities. A list of primary agencies that were consulted in the development of this Plan are outlined below. A full list is provided in the table that follows.

- The **Community Services Consortium (CSC)** is a community action agency that receives Community Services Block Grant funding to operate services in a three-county region that includes Albany. CSC provides housing services, rental and utility assistance, job training, Emergency Solutions Grants (ESG funds) to reduce homelessness in Albany, and they operate four continuum of care-funded projects.
- The **Linn-Benton Housing Authority (LBHA)** oversees HUD Section 8 housing activities in Albany, serves over 2,600 families in the two-county area. The LBHA provides housing and services to Albany's elderly population and residents with mental disabilities and other special needs, and administers the Section 8 Housing Choice Voucher program.
- **Linn Benton Community College, Small Business Development Center** provides education, training and counseling to small businesses through a team of business advisors and faculty. They offer microenterprise courses and counseling as well as small business management programs to help improve economic opportunities within Albany and the region.
- **Linn County Health Services** is the primary agency providing mental health services in Albany. The Mental Health division offers a Community Support Services team and crisis services for persons with mental illness and disabilities.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
Albany Area Habitat for Humanity	Housing	Housing Needs Assessment, Special Needs Populations	The City has ongoing consultation with Albany Area Habitat for Humanity on affordable housing needs and strategies through work on individual projects.
Albany Helping Hands	Services-Homeless	Homeless Needs – all	Albany Helping Hands has the largest homeless shelter with services in Albany. The City consulted with staff and board members regarding homeless needs.
Albany Partnership for Housing and Community Development (APHCD)	Housing, Services - Homelessness	Housing Needs, Homelessness	APHCD was consulted for affordable housing, transitional and permanent supportive housing needs. Consultation and coordination is ongoing.
Benton Linn Health Equity Alliance	Non-Profit	Housing Needs	The City consulted with staff regarding diversity and housing issues. The City will continue to consultations for guidance on housing policies and practices.
CASA of Linn County	Services – Special Needs Populations	Non-Homeless Special Needs Assessment	CASA of Linn County, Inc. will receive a public services grant. CASA is a non-profit organization that supports volunteers who advocates for the best interests of children who have been abused or neglected and are under the protection of the Juvenile Court in Linn County.
Community Services Consortium (CSC)	Action Agency	Housing Needs Assessment, Anti-Poverty Strategy	The Community Services Consortium (CSC) was consulted for input about homelessness data, needs and existing programs, housing rehabilitation and weatherization programs, job training. Collaboration and consultation will be ongoing throughout the five year Consolidated Plan period.
Family Tree Relief Nursery (FTRN)	Services – Special Needs, Housing Services – Special Needs	Housing, Special Needs	Staff met with FTRN to discuss needs related to preventing child abuse.
Fair Housing Council of Oregon (FHCO)	Housing Service- Fair Housing	Housing Need Assessment Fair Housing	The City works with the Fair Housing Council of Oregon (FHCO) to carry out fair housing training activities for area landlords and tenants. The FHCO provides complaint data. This consultation has and will continue to provide direction for future fair housing training, outreach and testing.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
FISH of Albany	Services-Homeless	Homeless Needs - all	The City consulted with FISH regarding homeless needs of women with children. FISH will receive funding to provide services to homeless mothers with children.
Greater Albany Public School District (GAPS)	Housing Services-Children Services- homeless Services-Education Other government- Local	Homelessness Strategy Homeless Needs- Families with children	Consultation with the school district McKinney Vinto and youth services coordinator to work with homeless and highly mobile students residing in the Albany district. Consultation is ongoing.
HEART	Services - Homeless	Homeless Needs	Homeless Enrichment and Rehabilitation Team (HEART) Homeless needs and priorities.
Jackson Street Youth Shelter	Services- Housing, Services- Homelessness	Housing Need Assessment Homelessness Strategy Homelessness Needs- Unaccompanied Youth	Jackson Street Youth Shelter was consulted on the housing and services needs of homeless and at-risk youth in Albany. The City allocated funding to provide youth case management and to open an emergency shelter and is allocating funding for shelter services in the FY 15-16 Plan.
Linn Benton Community College Small Business Development Center (LBCC SBDC)	Services-Education Services-Employment	Economic Development Anti-Poverty Strategy	The City will provide CDBG funding for the LBCC microenterprise and small business development programs that will increase economic opportunities for Albany's low-income residents and for Albany's Hispanic/Latino residents.
Linn Benton Housing Authority (LBHA)	PHA	Housing – All, Public Housing – All	LBHA provided data regarding Section 8 housing choice voucher use in Albany. Coordination and consultation will continue as the Consolidated Plan is implemented.
Linn County Health Services	Housing Services- Persons with Disabilities Services-Persons with HIV/AIDS Services-Homelessness Services-Health Health Agency Public Funded Institution/System of Care Other government- County	Housing Need Assessment Lead-Based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy	Various representatives of Linn County were consulted for input into the healthcare and services needs of many of the populations described in the Consolidated Plan. The county is involved in the Linn County Ten Year Homelessness Plan and in providing health and mental health care for individuals and families. City and county consultation and collaboration will continue to occur on various fronts on an ongoing basis.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?
OSU Extension, Familia Activas	Other – Hispanic/Latino Community	Housing Needs, Non-Housing Community Development Needs	Staff consulted with the Hispanic/Latino community and others working with this community to assess housing and community development needs. The City continues to build relationships within the Hispanic/Latino community.
City of Albany	Local Government	All	Various City departments were consulted to assess community and economic development needs, proposed infrastructure improvements, and code compliance issues. This consultation and coordination will be ongoing.
City of Corvallis	Local Government	Process, Consultation	The City consulted with Corvallis staff about fair housing issues and coordinated fair housing education for the public.
U. S. Department of Housing and Urban Development	Housing Other Government-Federal	Housing Need Assessment Market Analysis	Much of the data presented throughout this Consolidated Plan was provided to the City through HUD training and publications. HUD also provided American Community Survey (ACS) data. Consultation with HUD regarding eligible activities, plans, and monitoring will be ongoing.

**Identify any Agency Types not consulted and provide rationale for not consulting**

None identified.

**AP-12 Citizen Participation**

*[Summarize citizen participation process and how it impacted goal-setting.]*

Goals in the draft 2015-2016 Action Plan were greatly informed through resident input and input from local service providers.

The City hosted three neighborhood meetings in the Sunrise Park neighborhood (located in one of Albany’s low-income census tracts) to get feedback on CDBG program activities and funding priorities. The first meeting in August, 2014, gave residents an opportunity to provide input on a draft proposal for improvements to Sunrise Park, which was allocated funding in the 2013 and 2014 CDBG program years. Residents raised numerous additional issues in the neighborhood that could be supported with CDBG funding.

After the first Sunrise neighborhood meeting, the Community Development Commission elected to further evaluate needs in the neighborhood. The City held two additional meetings in the Sunrise neighborhood on December 9, 2014, and March 10, 2015, to get input on specific activity needs. Residents indicated that a top

priority is completing Sunrise Park improvements to include better lighting and amenities. Residents prioritized sidewalk and intersection improvements in the area.

The City held two pre-application open houses and solicited applications from public service agencies. The Community Development Commission evaluated applications and made tentative recommendations for the FY 2015-2016 Action Plan.

Public input and consultation for the 2015-2016 Annual Action Plan consisted of the following:

- August 11, 2014 – Sunrise Park neighborhood meeting
- December 8, 2014 – meeting to discuss homeless needs and homeless prevention with representatives from the Community Development Commission, Rural Oregon Continuum of Care, Community Services Consortium, and the school district McKinney Vento Homeless liaison
- December 9, 2014 – Sunrise neighborhood input meeting
- December 3 and 12, 2014 – required pre-application meetings for Public Services grants
- January 26, 2015 and February 2, 2015 – Community Development Commission meeting to review public services applications and hear presentations from agencies
- February 19, 2015 – meeting with the Linn Benton Housing Authority and Linn County Health Services to discuss housing needs for persons with mental disabilities
- February 13, 2015 – meeting with Community Services Consortium (local action agency) to discuss housing rehabilitation, weatherization and other housing related needs and existing resources to address needs
- March 10, 2015 – Sunrise neighborhood input meeting
- April 20, 2015 - Community Development Commission public meeting on the draft 2015-2016 Action Plan
- April 22, 2015 - City Council public hearing on the draft 2015-2016 Action Plan

A public notice of opportunities to review and provide comment on the draft 2015-2016 Action Plan was published in the Albany Democrat Herald, the local newspaper of general circulation, on March 30, 2015, more than 30 days prior to the Plan submittal to HUD by May 15, 2015.

The CDC public meeting to hear comments on the draft 2015-2016 Action Plan is scheduled for April 20, 2015. The City Council hearing on the Plan is scheduled for April 22, 2015. The notice of public hearing, the comment period, and draft 2015-2016 Action Plan were posted on the website on March 30, 2015 and made available at City Hall and Albany's two public libraries. Notice was emailed to the City's interested parties list that includes local service agencies and organizations.

## AP-15 Expected Resources

As an entitlement jurisdiction, the City of Albany receives an annual Community Development Block Grant (CDBG) fund from HUD.

### Anticipated Federal Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$378,904	\$0	\$0	\$378,904	\$740,000	CDBG will leverage private funds, grants, and other public funds

Table 56 - Expected Resources

**Other Resources:** Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Anticipated matching resources for programs proposed in the 2015-2016 Action Plan are identified below.

- Public Services Activities – all subrecipients receiving grants in 2015-2016 will provide a match of at least 100%. Sources primarily include private donations and other federally funded programs.
- Housing Rehabilitation Program – the program leverages federal weatherization grant funds, de-federalized housing rehabilitation funding, and YouthBuild labor when feasible. In addition, property owners and contractors may provide additional resources, such as donated materials or labor.
- Sunrise Park Public Improvements – will leverage local City parks and recreation funding of \$25,000.
- Microenterprise Assistance – will leverage state community college funding and federal small business development funding as well as private investments from microenterprises.
- Small Business Grants – will leverage private investments from businesses.

## AP-20, 2015-2016 Annual Goals and Projects

This table summarizes the City's 2015-2016 Action Plan projects that will implement the Consolidated Plan goals.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve affordable housing	2013	2017	Affordable Housing	Census Tracts 204 and 208	Rehabilitate aging affordable housing units	\$61,300	Low-income Housing units Rehabilitated: 3
	2015	2016	Code Compliance	Census Tract 208	Remove blighting conditions	\$6,000	2 households assisted
Remove barriers to accessibility	2013	2017	Non-Housing Community Development	Census Tract 208	Safe pedestrian and accessible routes - Install sidewalks and curb ramps	\$55,000	300 people benefitted
Remove blighting influences in LMI areas	2013	2017	Non-Housing Community Development	Census Tract 208	Improve Sunrise Park, pedestrian safety, and safe routes to schools	\$80,000	100 people benefitted
Increase economic opportunities	2013	2017	Non-Housing Community Development	Citywide	Microenterprise development; LMI job creation	\$20,000	10 businesses assisted
	2013	2017	Non-Housing Community Development	Citywide	Business assistance; LMI job creation	\$24,000	3 businesses assisted; 3 LMI jobs created
Prevent and reduce homelessness	2015	2016	Public Services: housing costs assistance	Citywide	Homeless Prevention (CSC)	\$12,900	LMI households assisted: 5
	2015	2016	Public Services: shelter and case management	Census Tract 204	Homeless Needs - emergency shelter for women with children (FISH)	\$8,000	20 people assisted
	2015	2016	Public Services: shelter and case management	Census Tract 204	Homeless Needs - youth shelter (Jackson Street YS-Albany House)	\$14,900	20 people assisted
Public services	2015	2016	Special Needs Non-Housing Community Development	Citywide	Public Services – help unrepresented children (CASA)	\$9,000	15 people assisted (15 new cases)
	2015	2016	Special Needs Non-Housing Community Development	Citywide	Public Services – infant abuse prevention (Family Tree)	\$12,000	5 families (12 people) assisted
Further fair housing	2013	2017	Fair Housing	Citywide	Increase awareness of fair housing laws and resources	\$1,000	20 people assisted

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City of Albany estimates that CDBG funds will help at least 3 low-income homeowners rehabilitate and/or weatherize their homes through no-interest loans and essential repair grants. All of the beneficiary households have incomes that are at or below 80% of the area median income, with most anticipated to have incomes at or below 60% of the area median income. The City also anticipates addressing code compliance issues at 2 or more rental households. Lastly, the City hopes to help at least 4 families stay in their homes through an emergency housing assistance program.

The City does not receive HOME funds.

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## AP-35 Projects – 91.220(d)

### Introduction

This section lists and describes the projects that will be carried out under the City of Albany Community Development Block Grant program during FY 2015-2016. The projects reflect priorities that have been identified within the 2013-2017 Consolidated Plan.

Projects proposed in the third year of the Consolidated Plan provide housing rehabilitation, accessibility improvements, public improvements to remove blighted conditions, economic opportunities, and public services. Projects are intended to reduce homelessness and further fair housing.

#	Project Name
1	Housing Rehabilitation
2	Code Compliance
3	Improve Accessibility – Sidewalks and Curb Ramps
4	Sunrise Area Livability Improvements
5	Microenterprise Development
6	Job Creation/Business Assistance
7	Emergency Housing Assistance
8	Fish Guest House Services
9	Youth Shelter Services , Jackson Street Albany House
10	CASA Volunteer Training
11	Infant Abuse Prevention
12	Fair Housing Education and Outreach

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Community Development Commission (CDC) evaluated community needs and elected to focus funding in the following program areas:

- Improve livability and housing conditions in Albany's low-income neighborhoods
- Provide safe and accessible routes to schools and amenities in Albany's Sunrise neighborhood
- Prevent homelessness
- Expand economic opportunities

The CDC evaluated performance of existing programs, assessed community needs through public meetings, and reviewed applications for public services.

Several programs are continuing: housing rehabilitation, microenterprise development, small business assistance, and public improvements to Sunrise Park. New projects were selected based on the needs addressed in the Consolidated Plan and program performance measures. Projects recommended for public services funding this year all address the goal to reduce and prevent homelessness.

Lack of funding is the primary obstacle to addressing underserved needs.

## AP-38 Project Summary

The following table lists projects and activities that have been recommended for funding in the 2015 Annual Action Plan.

Consolidated Plan Goal	Project Name	Geographic Area	Needs Addressed	Funding
Improve the quality of affordable housing	Housing Rehabilitation Programs	Census Tracts 204 and 208	Improve affordable housing conditions	\$61,300
	Code Compliance			\$6,000
Remove barriers to accessibility	Infrastructure Improvements: Sidewalk and Curb Ramp Program	Census Tract 208	Remove barriers to accessible routes to schools and services	\$55,000
Remove blighting influences in low and moderate income (LMI) areas	Public Facility and Infrastructure Improvements: Sunrise Area Public Improvements	Census Tract 208	Improve Sunrise Park, pedestrian safety, and safe routes to schools	\$80,000
Increase economic opportunities	Economic Development: Microenterprise Services	Citywide	Microenterprise development; LMI job creation	\$20,000
	Economic Development: Economic Opportunity Grants	Citywide	Business assistance and LMI job creation	\$24,000
Reduce the number of homeless residents; Support the goals of the Ten Year Homeless Plan	Public Services: CSC Emergency Housing Assistance	Citywide	Emergency Housing Assistance	\$12,900
	Public Services: FISH Guest House		Shelter and case management for homeless women with children	\$8,000
	Public Services: Youth Shelter Services		Shelter and case management for homeless youth	\$14,900
Provide services to special needs and low-income residents	Public Services: CASA Volunteer Training Program	Citywide	Reduce time in foster care, improve child performance	\$9,000
	Public Services: Infant Abuse Prevention Program	Citywide	Prevent abuse and foster care placements	\$12,000
Affirmatively further fair housing	Fair Housing Education and Outreach	Citywide	Increase awareness of fair housing laws and resources	\$1,000

Albany's FY 2015-2016 Action Plan goals and projects are described below.

**Goal: Improve the Quality of Albany's Affordable Housing Supply**

Project 1: Housing Rehabilitation

A Consolidated Plan priority is to assist Albany's low-income households that are experiencing housing cost burden (those paying 30 percent or more of their incomes on housing costs). Albany has more than 4,500 households experiencing housing cost burden; one-fourth are owner-occupied households and the rest are renter-occupied households (2005-2009 American Community Survey Census Data).

In addition, Albany has large concentrations of housing units constructed before 1980 that would benefit from rehabilitation and energy efficiency improvements. No-interest, deferred loans and essential repair grants will be provided to both low-income home owners and property owners of low-income housing. The City will contract with Community Services Consortium (CSC) to manage the housing rehabilitation projects. CSC augments the CDBG loans with free federal weatherization grants to improve energy efficiency and reduce monthly heating and cooling costs when feasible.

Outcomes: Rehabilitate or weatherize 3 housing units occupied by low-income households

Project 2: Code Compliance

The City of Albany will increase efforts to remove blighting influences and improve unsafe living conditions in Albany's low-income census tracts. Efforts will primarily be focused in the Sunrise neighborhood where complaints regarding housing conditions have been received.

Outcomes: 2 housing units improved based on code compliance efforts

**Goal: Remove Barriers to Accessibility**

Project 3: Sidewalk and Curb Ramp Installation

Residents in Census Tract 208 identified several barriers to accessibility and unsafe pedestrian conditions. Sidewalks are missing along several pedestrian and cycling routes to neighborhood schools and parks. Several busy intersections are not well-identified to warn motorists of pedestrians crossing. The City will allocate \$55,000 in CDBG funding to install roughly 2,000 lineal feet of sidewalks with curb ramps or curb extensions along major school routes where sidewalk currently does not exist in Census Tract 208.

Outcomes: 300 LMI residents served

**Goal: Remove Blighting Influences in Albany's Low and Moderate Income Neighborhoods**

Project 4: Sunrise Area Public Improvements

The City will allocate \$80,000 for public improvements in Census tract 208 to improve the safety and livability around Sunrise School and Sunrise Park. CDBG funds will pay to install curb extensions, high visibility crosswalks, and pedestrian warning signals at two busy intersections. Funding will also provide park and path lighting within Sunrise Park and routes leading to the park.

Outcomes: 100 unduplicated residents served

**Goal: Increase Economic Opportunities for Low and Moderate Income (LMI) Residents**

Project 5: Microenterprise Development, Linn Benton Community College

The Linn Benton Community College (LBCC) Small Business Development Center (SBDC) provides micro-enterprise training and technical assistance to Albany entrepreneurs. SBDC will help Albany residents launch

new businesses and sustain and grow existing businesses through a series of courses and one-on-one advising. The program is open to anyone interested in starting a business and any existing business owner that would assist with skill development or business plans to maintain and expand their business. The program provides scholarships for low and very-low income persons, displaced workers, and returning veterans. Free, one-on-one advising in English and Spanish is provided.

Outcomes: 10 businesses assisted

Project 6: Economic Opportunity Grants

Linn County's unemployment rate remains one of the highest in Oregon. Many residents are underemployed or are in low-paying jobs. The City small grant program will allocate \$24,000 in CDBG funds to assist micro-enterprises and small businesses with start-up costs and costs associated with expansion.

Outcomes: 3 businesses assisted; 3 LMI jobs created/retained

**Goal: Reduce Homelessness**

Project 7: Emergency Housing Assistance, Community Services Consortium

One of the most effective ways to reduce homelessness is to prevent it from happening. Community Services Consortium's internal data show a consistent and ongoing need for short-term housing assistance for households with incomes greater than 50 percent of the area median income. This income bracket is not eligible for assistance already available through the Emergency Housing Assistance fund. This project will provide short-term housing assistance (up to three months or \$2,000) for households earning 50-80% of the area median income in order to prevent homelessness. Funds will be prioritized to residents with special needs first.

Outcomes: 5 households served

Project 8: Youth Shelter Services, Jackson Street Youth Shelter

This public services activity will provide staffing and case management to Albany's runaway, homeless, and at-risk youth at the new Albany youth shelter. In the shelter system there are two program tracks youth can enter depending on their needs, strengths, and situations. Emergency shelter stays range from a few hours up to 15 days, or, the Albany Overnight Shelter provides a "Transitional Living" program for youth ages 15-up to 18 who do not have a suitable home to go back to. The Transitional Living program will encourage self-sufficiency through the *Positive Youth Development* approach, giving young people opportunities to exercise leadership, build skills, and get involved in their communities.

Outcomes: 20 youth residents assisted

Project 9: FISH Guest House for Women with Children:

The Fish of Albany Guest House (GH) provides shelter and support services for pregnant and parenting teen girls and women with young children. The GH addresses the Consolidated Plan goal to reduce homelessness by providing needed services to help homeless families transition into permanent housing. Actions include 1) providing a safe and secure group shelter with case-management services, 2) providing a self-reliance development program that offers skills training and resources to help residents gain independence and self-sufficiency, 3) offering employment-preparedness training, and 4) advancing landlord/tenant relations understanding.

Outcomes: 20 LMI residents assisted

**Goal: Support Agencies that Provide Public Services to Albany's Low Income and Special Needs Residents**

The following projects will help Albany's low-income children live and grow in safe housing. (Note: 2015-2016 Public Services grants are going to Albany's homeless prevention programs.)

Project 10: CASA Volunteer Training Program

CASA (Court Appointed Special Advocates) of Linn County will use a CDBG Public Services grant to expand support of volunteers serving children aged 0-17 years who were residents of the City of Albany when they were removed from their homes due to abuse or neglect and are under the protection of the Juvenile Court in Linn County. CASA's purpose is to secure a safe and permanent home for every child in the dependency system as quickly as possible. In 2014, 101 CASA Volunteers served 228 children in Linn County; 73 of those were placed in safe, permanent homes and their cases were closed. There were 57 Albany cases on the waiting list as of January 2015.

Outcomes: 15 children served (15 new cases)

Project 11: Infant Abuse Prevention, Family Tree Relief Nursery

Family Tree Relief Nursery (FTRN) will use a CDBG Public Services grant to prevent child abuse through the Therapeutic Childhood Program's home-based services provided to high-risk families with children under the age of two. A trained interventionist educates parents impacted by domestic violence and substance abuse in how to make safe choices to build healthy families and prevent foster care placements. The program also prepares children for kindergarten by developing their physical, social, and emotional skills. There was a waiting list of 20 children under 2 years old as of January 2015. 2013-2014 CDBG funding has helped FTRN work with 10 families (35 residents).

Outcomes: 5 families (12 residents) served

**Goal: Further Fair Housing in Albany**

Project 12: Fair Housing Education and Outreach

The City will work with the Fair Housing Council of Oregon (FHCO) to provide fair housing training for Albany property owners, landlords, developers, city staff, and others in the housing industry. The FHCO will also provide counseling through their hotline. City staff will attend training to understand fair housing laws related to new development and will monitor ads for discrimination. The City will increase community awareness of fair housing laws by increasing distribution of fair housing information in English and in Spanish. Brochures are located in City Hall, at the public libraries, on the City's website, and at the Welcome Center. Staff will also review housing advertisements for potential fair housing violations and mail fair housing brochures to landlords.

Outcomes: 20 residents or landlords assisted or trained

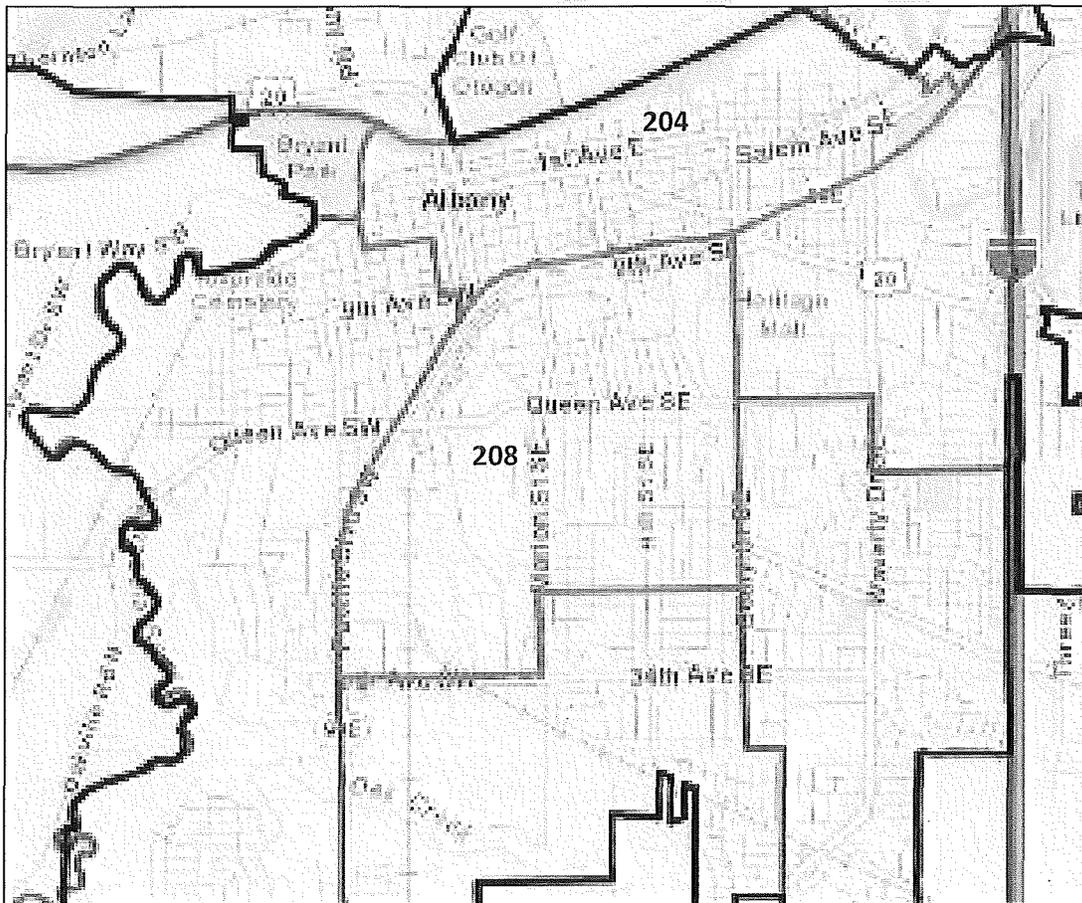
## AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Albany has two census tracts that HUD has qualified as low-income tracts, where over 50 percent of the households have incomes less than 80% of the area median income.

Census Tract 204 has the highest percent of persons in poverty, at 39.1%. Census Tract 204 is bordered by the Willamette River to the north and includes historic downtown and older areas in the heart of the City.

Census Tract 208 abuts Tract 204 to the south and is located in the geographic center of the city. Tract 208 is south and east of Pacific Boulevard, State Route 99. It includes a large amount of industrial land, apartments, and housing built in the 1970s and 1980s. Tract 208 also includes a concentration of Hispanic/Latino and other minority households.



## Geographic Distribution

Table 60 below estimates the percentage of 2015-2016 program year funds that will be directed to projects and programs within the two target areas, Census Tracts 204 and 208.

Target Area	Percentage of Funds
204 & 208	59%

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

In the 2015-2016 Action Plan, the City will primarily focus housing rehabilitation, code compliance, accessibility, and community development/public infrastructure projects in Census Tract 208. Census Tract 208 has two block groups with a low-moderate percentage over 70%, and two more block groups with low-moderate percentages averaging 51%. Census Tract 208 also has a high concentration of minority populations.

The City estimates 59% of its CDBG funds will be spent in Census Tracts 204 and 208, including the programs described above for Census Tract 208 and funding to the FISH Guest House and Jackson Street Youth Shelter located in Census Tract 204.

## Affordable Housing

### AP-55 Affordable Housing

#### Introduction

The City of Albany's Community Development Block Grant programs will increase affordable housing opportunities for Albany's residents over the life of the Consolidated Plan with several different activities.

The City estimates the following goals for affordable housing assistance provided in FY 2015-2016 (Tables 61 and 62).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 62 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The FY 2015-2016 Action Plan will provide funding to improve Albany's existing affordable housing stock through the Housing Rehabilitation Programs for at least 3 households. In 2015-2016, CDBG funds will provide code compliance to improve living conditions of at least 2 housing units occupied by low-income residents.

FY 2015-2016 CDBG funding will provide public services funding to an agency to provide up to three months of emergency housing assistance. This program will prevent 5 low-income households from becoming homeless.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Albany region has a network of homeless assistance providers including emergency shelters, support for victims of domestic violence, child abuse prevention, medical and dental support, soup kitchens, and food and clothing pantries for the homeless. Providers and advocates work together to refer the homeless to services that can help them find safe housing. Despite successful efforts by local providers and Emergency Homeless Assistance and Emergency Solutions Grants to reduce homelessness, there is ongoing need to assist persons who are homeless, or at risk of becoming homeless, with affordable housing.

The 2014 Point in Time (PIT) homeless one-night count identified 88 unsheltered homeless individuals and 168 sheltered individuals in Linn County. Of these, 23 residents were unsheltered family members and 33 were sheltered families. Early figures from the 2015 PIT count show an increase in the number of homeless families – both sheltered and unsheltered. The McKinney-Vento Homeless Count for the 2013-2014 school year, provided by the Albany School District, found there were 324 children in grades K through 12 that were considered homeless (including families staying with friends or relatives). Of these, 86 were unaccompanied youth.

### **Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City of Albany and a few Community Development Commissioners participate in the Homeless Enrichment and Rehabilitation Team (HEART). HEART members work together to coordinate efforts to address needs identified in the *Linn County Ten Year Plan to Address Issues Around Homelessness*. The HEART team has prepared bags stocked with basic necessities and a resource list for where to go locally to get services and shelter. These bags are distributed by police officers when on parole and to people when they leave jail. They are also distributed at resource fairs and by local agencies.

Two homeless shelters for adults provide shelter, clothes, and food. They also work with people coming out of jail and help them obtain any necessary support services.

The Community Services Consortium, as the area community action agency, administers state Emergency Housing and federal Emergency Solutions grants to house homeless individuals and to provide housing assistance to prevent homelessness.

**Describe the jurisdiction's one-year goals and actions for helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Albany's 2015-2016 Action Plan goals to help homeless persons make the transition to permanent housing and to preventing future homelessness include the following projects/services):

- Homeless and Unaccompanied Youth – Jackson Street Youth Shelter is opening a youth shelter in Albany that will provide emergency and transitional housing for Albany's unaccompanied youth. They will receive a Public Services grant to provide case management and life skills training to youth at the new Albany House shelter and transitional housing facility. Youth who do not have a place to return to can enroll in the Transitional Living Program. The program promotes self-sufficiency using the Positive Youth Development approach.
- Homeless Women with Children – The Fish Guest House will use a Public Services grant to provide shelter, case management and life skills services to homeless and pregnant women with children until they are able to find adequate and affordable housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Albany's 2015-2016 Action Plan goals to help low-income residents from becoming homeless include the following programs:

- Emergency Housing Assistance – The Community Services Consortium (CSC) will use a Public Services grant to provide up to three months of emergency housing assistance to families earning between 50-80% of the area median income, to fulfill a gap in existing services. Funds will be prioritized to residents with special needs.
- Volunteer Training – CASA of Linn County will use a Public Services grant to train and support volunteers in order to increase their case load to help children on the waiting list who are victims and under the protection of the Linn County juvenile court get into permanent housing and out of foster care.
- Infant Abuse Prevention – Family Tree Relief Nursery (FTRN) will use a Public Services grant to provide a home-based intervention service for high risk-families struggling with domestic violence and substance abuse. The FTRN works with parents and children to strengthen and keep families together and to prevent abuse and foster care placements.

- Albany has ten Oxford Houses that provide housing for more than 130 people recovering from drug and alcohol addiction. Many of these individuals have also been incarcerated and have difficulty finding and staying in permanent housing on their own once released from jail.
- The CSC provides utility assistance, rental assistance, financial fitness classes, and help for homeowners through several programs. They administer federal emergency housing grants to provide emergency housing assistance and rapid re-housing assistance to area homeless and at-risk residents.
- FISH of Albany manages the “toto” fund that helps people return home to their local support systems if they have become homeless in Albany.
- The ABC House provides counseling to parents and family members to reduce the incidences of child abuse and consequent homelessness for children and families.
- Willamette Neighborhood Housing Services provides foreclosure prevention counseling for homeowners.
- A GED program for residents in recovery from substance abuse or with mental or other disabilities is helping at-risk residents increase skills and prepare for the work force or additional education.

## **AP-75 Barriers to Affordable Housing (CFR 91.220(j))**

### **Introduction**

The largest barrier to affordable housing in Albany is lack of available units to households or individuals earning less than 50% of the area median family income. Despite the many affordable dwelling units in Albany, thousands of households are experiencing high housing cost burden.

**Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

When developing the *Analysis of Impediments to Fair Housing and Fair Housing Plan (AI)*, the City conducted a thorough review of its land use policies. The AI found that the Albany Comprehensive Plan includes several policies that promote the development and maintenance of affordable housing in the City. Policies also promote housing variety, mixed use housing, and infill development. Despite numerous policies and zoning standards to allow new affordable housing to be constructed, the analysis concluded there are additional affordable housing policies that could be considered to increase the affordable housing supply and housing choices.

In 2014, the City reduced its off-street parking requirements for multi-family housing and adopted incentives to reduce the amount of parking required in new developments. These efforts should help reduce the cost of constructing affordable housing.

In the 2015-2016 program year, the City will undertake the following actions to identify and ameliorate negative effects of potential barriers to affordable housing:

- Concentrate CDBG and other public funds and programs in Albany's low-income census tracts to encourage reinvestment and stability of these neighborhoods and housing stock.
- Evaluate the Comprehensive Plan policies related to affordable and fair housing.

## **AP-85 Other Actions— 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs:**

Lack of funding is the primary obstacle to meeting underserved needs. The City is allocating the maximum amount it can (15% of the annual CDBG entitlement allocation) to Public Services.

The City will continue to work with area agencies and other public and governmental entities to identify ways to collaborate resources and programming to do more in the community to address underserved needs.

### **Actions planned to foster and maintain affordable housing:**

The City will continue the Housing Rehabilitation Loan program that provides deferred loans to owners of low-income housing units to rehabilitate their homes. These deferred loans are helping to both improve and maintain Albany's existing affordable housing supply. The Essential Repairs Grant program will allocate small grants in conjunction with free weatherization assistance from the Community Services Consortium to reduce operating and rehabilitation costs for households earning less than 60% of the state median income.

The City will increase code compliance efforts to improve living conditions in affordable rental housing.

### **Actions planned to reduce lead-based paint hazards:**

The City currently distributes lead-hazard information pamphlets to any resident seeking information regarding housing repairs in historic districts. The City also offers links on its historic resource website to this information.

The CSC, who administers Albany's housing rehabilitation programs, will distribute lead-hazard information to each recipient of a housing rehabilitation loan or grant. The pamphlets are available on the City's website and at City Hall. The City also requires that all contractors working on CDBG-funded housing projects or facilities that may have children in them to comply with the EPA Renovator, Repair, and Painting (RRP) law. The RRP law requires that anyone doing this work be RRP-certified and perform additional recordkeeping and site cleanup.

### **Actions planned to reduce the number of poverty-level families:**

The Infant Abuse Prevention program provided by Family Tree Relief Nursery described above will help parents of families in poverty gain skills to make safe choices for their family, and help them recover from domestic and substance abuse situations.

The City will continue to expand economic opportunities for Albany residents in FY 2015-2016 with two programs:

- Microenterprise Development – CDBG funds will support the Linn Benton Community College Small Business Development Center’s Microbusiness programs. This program will provide free and reduced-cost courses and one-on-one advising to approximately 10 low-income Albany entrepreneurs.
- The City Economic Opportunity grants will help businesses create or retain jobs made available to LMI residents.

**Actions planned to develop institutional structure:**

Albany is fortunate to have agencies with well-established service delivery structures within the City.

The City will work to develop program policies, contract templates, report templates, and monitoring guidelines.

The City will work with subrecipients to assess their needs in order to ensure successful implementation of the CDBG programs and desired outcomes.

**Actions planned to enhance coordination between public and private housing and social service agencies:**

Thanks to efforts by many agencies, there is a good communication and delivery structure in Albany for addressing homeless needs, including housing and social service agencies. There is coordination among Albany’s social service agencies and governmental agencies, such as between the Department of Human Services and the Family Tree Relief Nursery child abuse prevention program. There is also coordination with affordable housing providers to connect clients and residents to services and/or housing. The Homeless Enrichment and Rehabilitation Team (HEART) board meets monthly, representing a large coordination effort between service agencies, the public, and local government.

One of the City’s goals in FY 2015-2016 is to continue to coordinate and facilitate efforts to build partnerships among affordable housing and service providers. This coordination would help to ensure that the resources of agencies serving low-income community members are applied efficiently and that residents/clients are supported throughout the housing continuum.

## AP-90 Program Specific Requirements

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table on page 16. The following identifies program income that is available for use that is included in projects to be carried out. **Note: Albany is entering its third year as an Entitlement grantee and has not generated any program income yet so most of the required fields are not applicable.**

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. N/A	\$0
3. The amount of surplus funds from urban renewal settlements. N/A	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities. N/A	\$0
<b>Total Program Income</b>	<b>\$0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this annual Action Plan.	90.0% 2013-2017



TO: Albany City Council

VIA: Wes Hare, City Manager  
Mark Shepard, Director of Public Works and Community Development *MWS*  
John Bradner, Fire Chief

FROM: Bob Richardson, Planning Manager *PAR*

DATE: April 15, 2015, for the April 22, 2015, City Council Meeting

SUBJECT: Proposed Street Renaming

RELATES TO STRATEGIC PLAN THEME: 

- Effective Government
- A Safe City

Action Requested:

Staff recommends City Council make a decision regarding a proposal to rename Bartley Street SE to Bartley Place SE (Attachment A). A decision on this matter will only be required if the Planning Commission recommends approval of the proposed street name during their April 20, 2015, meeting.

Discussion:

The renaming of streets is regulated by Oregon Revised Statute 227.120 (Attachment B). This statute states that a street may be renamed if the City Council determines it is in the best interest of the City. The statute also requires the Planning Commission to consider the proposal first, and if the Commission supports it, to recommend approval to the City Council for a final decision.

On February 2, 2015, the Planning Commission held a legislative public hearing to consider a request to rename Wilt Court SE to Wilt Avenue SE and Bartley Place SE to Bartley Street SE. The Planning Commission deliberated and unanimously recommended that the City Council approve renaming the subject streets as proposed.

Wilt Court/Avenue SE and Bartley Place/Street SE are streets in the Edgewood Estates subdivision. In summary, the request to change the street names was made because the streets in the recently approved and abutting Vreeland Estates subdivision will connect to the subject streets, which currently have no outlets. The street suffixes, Court and Place, do not conform to the City's street naming convention for connecting, non dead-end streets. Changing the street names was proposed to prevent navigational difficulty for emergency service providers, mail carriers, and residents and visitors.

On February 11, 2015, the City Council held a legislative public hearing to consider the request, and approved the proposed street name changes. During this meeting, the Council heard the first reading of the ordinances declaring the name changes to the subject streets. Fire Marshall Mike Trabue also explained that the Fire Department intended to change the address numbers of existing homes on Bartley Place and Wilt Court. As applying address numbers is typically an administrative function, the City Council deferred this decision to Fire Department staff. On February 25, 2015, the City Council heard the second reading of the ordinances declaring the name changes to the subject streets.

In the days following the Council decision, City staff received written and verbal communication from residents of the newly renamed Bartley Street, expressing their dissatisfaction with the Council decision to change the street name and the administrative decision to change the address numbers. No concerns were raised by residents on Wilt Court, which was renamed to Wilt Avenue.

In response to comments from residents of Bartley Street, Fire Department staff propose to retain the existing address numbers, and request that the City Council rename Bartley Street to its original name, Bartley Place. As required by Oregon Revised Statue 227.120, the Planning Commission will consider the request during their April 20, 2015, meeting, and will make a recommendation to the City Council. The Planning Commission recommendation will be given to the Council by staff verbally during the April 22, 2015, Council meeting.

Enclosed with this memorandum are draft exhibits and an ordinance to implement a decision to approve renaming the street as proposed (Attachment C).

Budget Impact: None

RR:rk



**Oregon Revised Statute describing the procedure for renaming streets.**

**227.120 Procedure and approval for renaming streets.** Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation. A certified copy of each such ordinance shall be filed for record with the county clerk or recorder, and a like copy shall be filed with the county assessor and county surveyor. The county surveyor shall enter the new names of such streets and roads in red ink on the county surveyor's copy of any filed plat and tracing thereof which may be affected, together with appropriate notations concerning the same. The original plat may not be corrected or changed after it is recorded with the county clerk. [Amended by 2001 c.173 §4]

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DECLARING A STREET NAME CHANGE FOR A PUBLIC STREET RENAMED BY ORDINANCE NO. 5848, IN LINN COUNTY; AND DECLARING AN EMERGENCY.

WHEREAS, this public street right-of-way was dedicated as Bartley Place by Linn County Survey No. 14535; and

WHEREAS, this public street right-of-way was renamed as Bartley Street as a result of City of Albany Ordinance No. 5848; and

WHEREAS, the Albany Planning Commission considered the request to change the name from Bartley Street to Bartley Place during a public meeting held on April 20, 2015.; and

WHEREAS, the Albany Planning Commission voted to recommend that the City Council approve the proposed street name change during a public hearing; and

WHEREAS, notice of the City Council public hearing was published in the *Albany Democrat-Herald* on April 15, 2015; as required by ORS 227.120; and

WHEREAS, the Albany City Council held a public hearing on April 22, 2015, to hear testimony regarding the street name change; and

WHEREAS, the Albany City Council determined that changing this street name to Bartley Place is in the best interest of the City of Albany, as required by ORS 227.120;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Bartley Street SE as identified in this Ordinance, and shown on Ordinance Exhibit A, is hereby changed to Bartley Place SE.

Emergency Declared. In as much as this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Albany, or to facilitate the prompt and timely completion of important City business, an emergency is hereby declared to exist; and this Ordinance shall take effect and be in full force and effect when signed by the Mayor.

Passed by the Council: \_\_\_\_\_

Approved by the Mayor: \_\_\_\_\_

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

\_\_\_\_\_  
Mayor

ATTEST:

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

ORDINANCE EXHIBIT A





TO: Albany City Council

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

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

DATE: April 15, 2015, for the April 22, 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. The Resolution also authorizes staff to proceed with design, bidding, and construction of the project.

Discussion:

***Background***

On March 11, 2015, the City Council held a public hearing on an Initial Engineer's Report, Financial Investigation Report, and formation of an LID to construct improvements on Crocker Lane and Valley View Drive. The memo containing those reports and project background is provided as ***Exhibit 1***. Based on the testimony received, Council continued the public hearing to the April 22, 2015, City Council meeting and directed staff to report back with answers to the questions that were raised. ***Exhibit 2*** provides answers to each of the questions. The information contained in the following paragraphs is intended to amend and replace the information provided in the March 11, 2015, Engineers Report and Financial Investigation Report, as applicable. 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 ***Exhibit 3***.

Written correspondence the City has received since the March 11<sup>th</sup> public hearing is provided as ***Exhibit 4***.

Nothing herein limits or predetermines any required land use decision.

**Valley View Drive**

The improvements originally proposed on Valley View Drive included a 10-foot-wide, multi-use path within the right-of-way on the south side of Valley View Drive from Crocker Lane to 870-foot west. Its inclusion in the LID was envisioned as a future alternative should Benton County Parks and the current developer of the MBBH property (***See Exhibit 1, Attachment C***) not reach agreement on a property transfer and new pathway through the proposed park. Based on the testimony received, and further consideration, **staff is recommending not to include the multi-use path along Valley View Drive in the LID.** Staff's reasoning for this recommendation includes:

- Strong opposition to the improvements.
- Any land use application submitted for the MBBH property will be conditioned for improvements along Valley View consistent with the proposed level of development and applicable Albany Development Code requirements.
- The current application for the MBBH property shows the future/pending Benton County Parks property as being undeveloped. Conditions to improve, or participate in future improvement, of Valley View Drive will be considered through the land use process.
- If the City were to accept the Benton County Parks path as the “public way” in-lieu of improvements in the right-of-way, we believe it would need to meet accessibility standards typically associated with pedestrian ways in the right-of-way. Although an engineering analysis has not been completed, that does not appear to be feasible.
- Assuming the property transfer occurs, this approach will allow Benton County Parks to pursue grant funding for their pathway without the immediate risk of a proposed assessment.
- If the property transfer does not ultimately occur, the property will likely develop and Valley View improvements would be considered as part of any future land use application.

### Crocker Lane

The proposed improvements to Crocker Lane include 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. *Exhibit 1* and the staff report provided by the City’s Transportation Analyst at the March 11, 2015, public hearing explain why the improvements are necessary and appropriate.

Residents expressed much concern over the potential assessment amounts and Council directed staff to evaluate options for reducing the total project cost estimate and potential assessments. Following the March 11<sup>th</sup> public hearing, City staff, Benton County, and the developer of the MBBH property discussed several options for moving the LID improvements forward. Each of the parties agreed that the best outcome involved one where Benton County Parks secured the wooded property, Crocker Lane was fully improved as proposed, and assessments to property owners not involved with current development activities could be minimized. Through these collaborative discussions, staff has developed a proposed path forward as outlined in the following sections. While the baseline assessment methodology is unchanged, the potential assessments are drastically reduced through scope reductions and additional contributions. *Exhibit 5* attempts to summarize the reductions and identify the potential assessments. *Exhibit 5* is referenced throughout the following sections.

### Reduction in Scope

The developer of the MBBH property tested the strength of the underlying soil in Crocker Lane. The underlying soil strength is important as it is one factor that contributes to the amount of rock/pavement thickness required for road construction. Based on the reported strength, it appears that there are cost savings opportunities when compared to what was assumed in the original estimates.

Another area where cost savings could be realized is on post-construction stormwater quality facilities. The City could choose to treat ourselves the same as other development applications that were received prior to January 1, 2015, (the date on which local post-construction stormwater quality requirements were put in force) and not construct stormwater quality facilities with this

project. When both the reduced street section and removal of stormwater quality facilities are considered, the total project cost estimate is reduced by \$187,000 to \$1,275,000.

Cost estimates produced for LID Engineer's Reports are preliminary in nature (no engineering design work has been authorized yet) and, therefore, have a substantial contingency associated with them, in this case, 25 percent. Staff proposes that if stormwater quality facilities can be accommodated in the project without exceeding a total cost of \$1,275,000, they be included in the project. Without any City or County participation in the LID, assessments are estimated at \$6,641 per potential future lot as shown on column "A" of *Exhibit 5*.

If wetlands are found in the project area then post-construction stormwater quality improvements may be required regardless of project costs.

*City Contribution – Part 1(Exhibit 5 Column "B")*

The previous staff report identified three proposed sources of City funding for the LID: North Albany Street Improvement Assurance Fees, Connection Fees, and Transportation System Development Charge Improvement (TSDCi) Fees. TSDCi contributions are limited based on the percent of total project cost identified in the adopted SDC methodology. With a \$1,275,000 project, the City could contribute up to \$382,500 through modifying the TSDC funded list. As previously proposed, another \$114,000 could come from a combination of North Albany Street Improvement Assurance Fees and Connection Fees. By allocating these funds to the LID, assessments are estimate at \$4,055 per potential future lot, as shown in column "B" of *Exhibit 5*.

*City Contribution – Part 2 & Benton County Contribution (Exhibit 5 Column "C")*

The City, County, and developer of the MBBH property have common goals of securing the future Benton County Park property and limiting assessments for properties not currently involved in a development activity. Accomplishing these goals requires identification of additional funding sources and providing certainty to both the County and the developer. Additionally, it was important to be sensitive to the developer's estimates to construct his frontage improvements on his own should the LID be abandoned.

The City, County, and developer of the MBBH property have reached agreement on a proposed path forward to meet our common goals. The agreement includes fixing the MBBH property assessment at \$400,000. Limiting their assessment to \$400,000 will be contingent on the property transfer to the County occurring prior to the LID being finalized and their entering into a formal agreement with the City to pay, or financially secure, their assessment prior to partitioning or subdividing the existing parcel. This will avoid having to collect assessments from future homeowners within the new development.

The agreement also centered on the concept of "buying down" the remaining property's assessments for those properties not currently engaged in a development action. The goal was to reduce the assessments to \$1,000. To accomplish this, additional funding sources needed to be identified. Both the City and Benton County have identified additional funds to contribute to the LID.

Crocker Lane is currently under Benton County jurisdiction with the City of Albany having permit authority under an Intergovernmental Agreement (IGA). Crocker Lane is also subject to a road transfer agreement that envisions it being brought up to urban standards prior to a transfer taking place. Consequently, staff initiated conversations with Benton County Public Works regarding potential interest in contributing financially to the Crocker Lane LID. Benton County

Public Works staff saw many benefits to this project moving forward and expressed a willingness to pursue a contribution of \$200,000. The Benton County Commissioners have approved participating at this level as long as the improvements will be followed by a jurisdictional transfer over this section of Crocker Lane. However, due to differences in budgeting processes, these funds cannot be allocated until the 2017-19 biennium. Staff is proposing that Transportation System Development Charge Reimbursement (TSDCr) fees be used to cover Benton County's portion in the interim. An IGA with Benton County will be executed to assure payment.

The City plans to replace the aging water line in Crocker Lane as part of the street project. By replacing the water line now, the City can avoid cutting the new street in the future. Water line construction costs will be funded through the water capital budget and not included in the LID. However, by constructing the water line improvements with the LID, approximately \$75,000 in cost savings can be realized in avoided trench patching costs. In recognition of those cost savings, staff proposes to transfer \$75,000 from the water capital budget to the LID.

Even with these additional contributions, an additional \$19,280 is still required to reach the \$1,000 per lot goal. Staff is proposing to use TSDCr funds to fill that gap. With these contributions and assurances, the costs per property could be reduced to those shown in column "C" on *Exhibit 5*.

It should be noted that a four lot subdivision is currently underway on the Stutzman property identified on *Exhibit 5*. Because they have a current development underway with conditions to construct their frontage improvements or participate in the LID, we are not allocating additional funds to reduce their potential assessment. (They do receive an initial reduction from the City contributions identified in previous sections.) In other words, they are being expected to participate in the improvements their currently proposed development will benefit from, the same as the MBBH property is.

*Additional Developer Contribution (Exhibit 5 Column "D")*

The development team for the MBBH property is the same team that purchased, built, and sold 58 of the 62 lots in the North Creek subdivision. In an effort to "do right" by their customers, they are offering to pay up to \$1,000 toward the assessment for each of those 58 lots as long as the City/County contribute at the stated levels such that the assessment ultimately paid by each of those property owners is \$0. In other words, the development team has agreed to pay up to \$58,000 above and beyond what they would otherwise be required to. This agreement would need to be secured in the previously referenced formal agreement between the City and the developer. By allocating these funds to the LID, in addition to the previously identified contributions, the assessments vary from \$0 to \$1,000 per existing lot for properties not currently pursuing any development activity.

The four North Creek subdivision lots that the developer is not contributing towards are –

- 2422 White Oak Avenue NW – Morin
- 2650 Red Oak Street NW – Verbeke
- 2654 Red Oak Street NW – Mostek
- 2667 Red Oak Street NW - Gent

*Project Cost Saving/Over Runs*

Through the public hearing process, Council has received testimony about concerns for the identified potential assessments being estimates and the potential for assessments being higher should the project come in over the estimated amount. Staff recommends that the City provide certainty to the LID properties for potential maximum assessments by agreeing to absorb any project overruns. Any cost savings would be shared proportionately based on the proposed assessment methodology, except for where the MBBH property's proposed assessment is fixed at \$400,000.

*LID Boundary/Financial Investigation*

If Council chooses to accept staff's recommendations, the LID Boundary would be as shown in *Exhibit 6* and the Financial Investigation Report would be as shown in *Exhibit 7*.

*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, \$382,500 in Transportation System Development Charge Improvement Fees, \$219,280 in Transportation System Development Charge Reimbursement Fees, and \$75,000 in Water Capital Reserves, or other funds identified by Council. Benton County would reimburse \$200,000 of the initial investment in 2017-2019. Water line improvements will be funded through the Water System Capital Projects Fund and is estimated at \$582,000.

JJB:kw

Attachments

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

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, AND TO OBTAIN BIDS FOR THE CONSTRUCTION OF ST-16-02, CROCKER LANE 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, and as modified April 22, 2015, concerning ST-16-02, Crocker Lane LID are hereby adopted.

BE IT FURTHER RESOLVED that the Council authorizes 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 and direct the City Manager to obtain bids for the construction of said projects as required by law.

DATED AND EFFECTIVE THIS 22<sup>nd</sup> DAY OF APRIL 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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



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:

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

- 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.

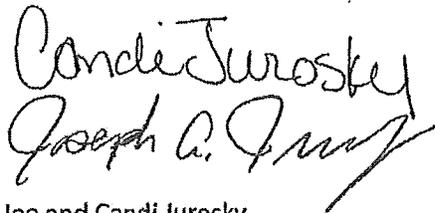
The limited residential traffic in and out of Bloom Lane would not appear to warrant the suggested modifications and incurred costs. In addition, it would require removal of trees that add to the rural feel of our property and curb appeal.

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 is written in a cursive style, and the signature for Joseph is also in cursive, appearing to be 'Joseph A. Jurosky'.

Joe and Candi Jurosky

## Steffensmeier, Gordon

---

**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.

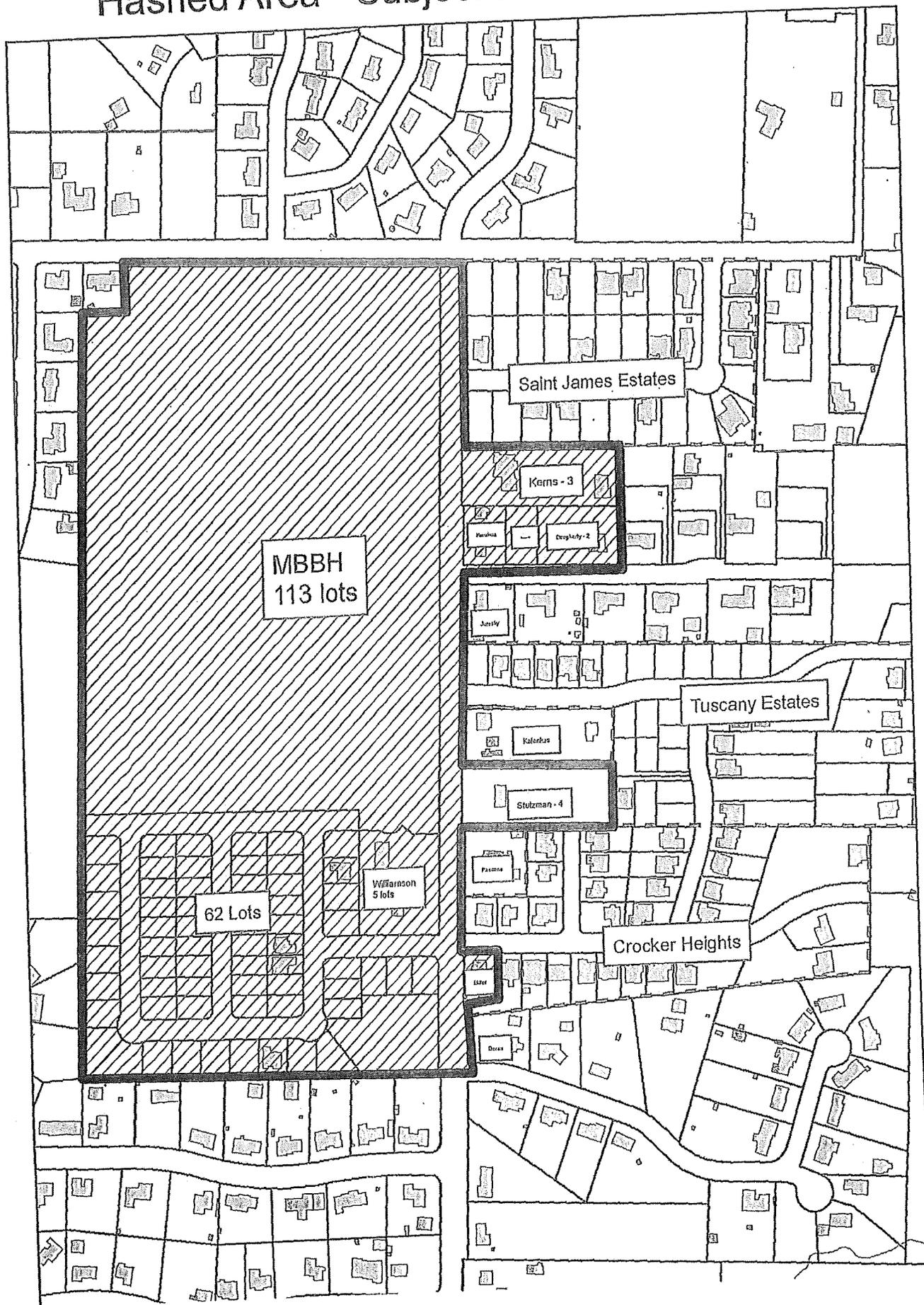
\_\_\_\_\_  
Mayor

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

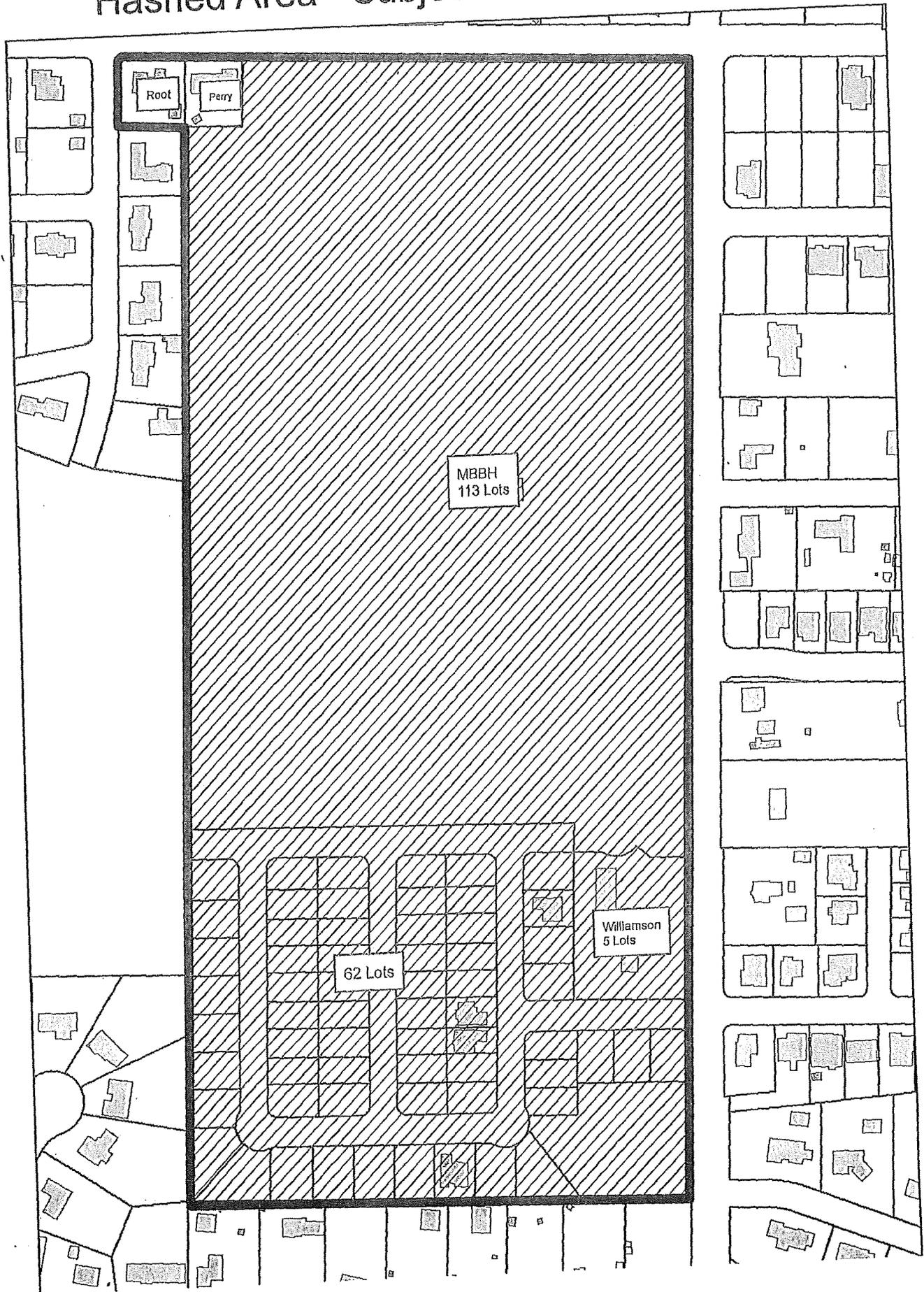
\*NAFF is a City contribution based on the fee the developer of Crocker Heights subdivision paid toward future street improvements.

\*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.

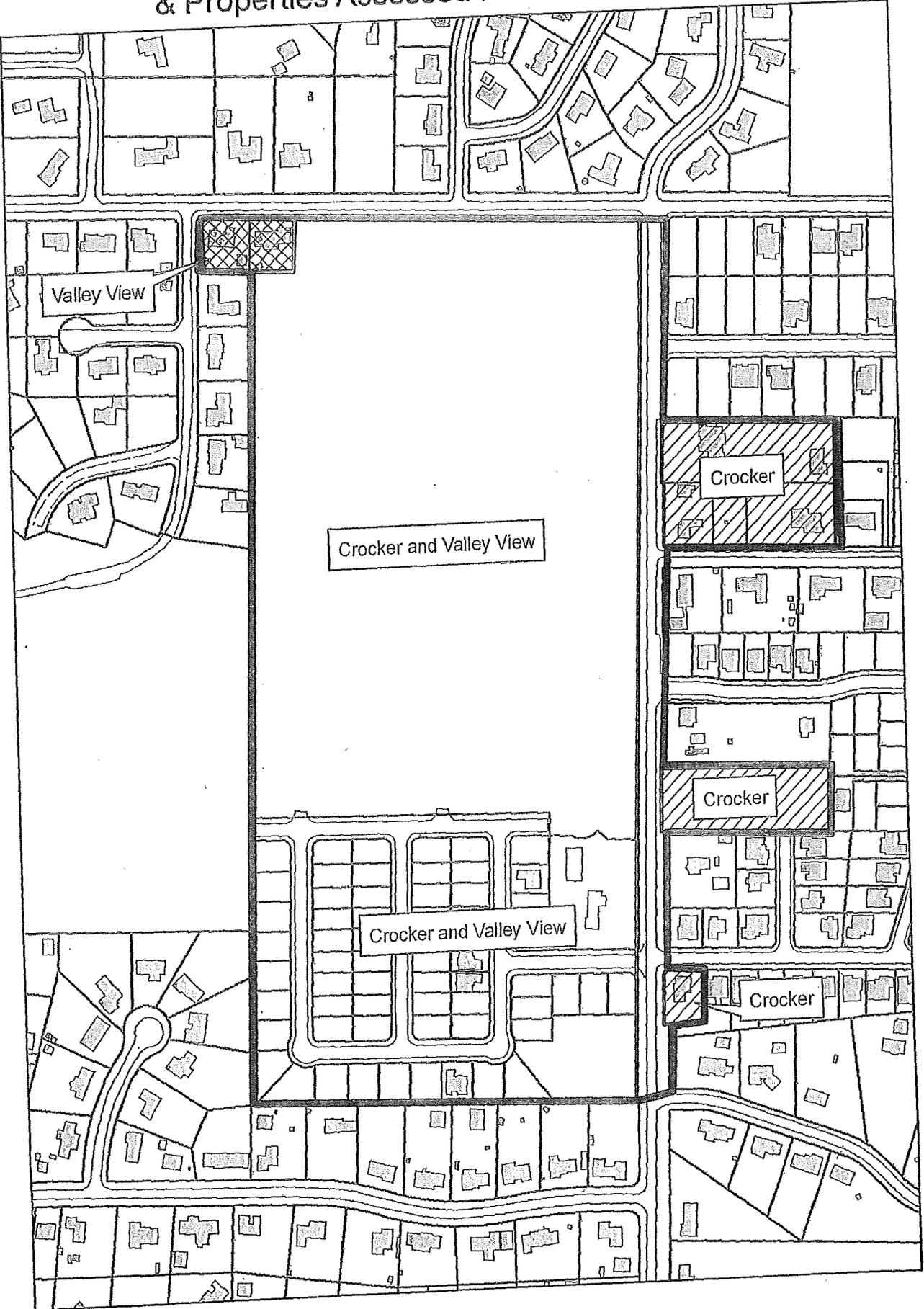
\*SDCI is the amount staff has recommended that the City contribute from System Development Charge funds towards the project in order to reduce property owners' assessments, (30% of total project cost, the maximum allowable per the SDC methodology)

# 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 Assmt	Valley View Assmt	Total Estimated Assmt	Potential Lots	Crocker Assmt	Valley View Assmt	Total Estimated Assmt
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	\$23,685	\$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	10S04W25CB01600	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
SCHEAFER 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
RBEKE JOSEPH M & ASHLEY M	10S04W25CB04700	2650 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LESSI 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
BER COLIN M & PFEIFER MCKENZIE	10S04W25CB04900	2640 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
DRIN BRIAN & SARGENT SHAVONNE E	10S04W25CB05000	2422 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
LIPSON LYSA L & HOWARD	10S04W25CB05100	2412 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
VANSON ERIC N	10S04W25CB05200	2400 WHITE OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
HNSON PEGGY A, TR	10S04W25CB05600	2649 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
YDEN HOMES LLC	10S04W25CB05800	2340 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
RTH CREEK HOMEOWNERS ASSOCIATION	10S04W25CB05300	UNASSIGNED	0	\$0	\$0	\$0	1	\$0	\$0	\$0
LIAMSON PAUL & PAMELA	10S04W25CB05400	2641 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
ONHARDT AUDREY & FOSTER JUDY	10S04W25CB05500	2645 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
ELD SHERIL & GERALD	10S04W25CB05700	2360 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
YDEN HOMES LLC	10S04W25CB05900	2300 CLUSTER OAK AVE NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
ILL ERIN & ERVEN SHILOH	10S04W25CB06000	2659 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
YDEN HOMES LLC	10S04W25CB06100	2663 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
ENT WILLIAM F & NANNETTE R	10S04W25CB06200	2667 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
YATT RODNEY K & JODIE L	10S04W25CB06300	2673 RED OAK ST NW	1	\$4,737	\$1,429	\$6,166	1	\$7,615	\$1,429	\$9,044
IRRY DAVID B & ANNETTE L	10S04W25 01200	2600 VALLEY VIEW DR NW	1	\$0	\$1,429	\$1,429	1	\$0	\$1,429	\$1,429
DOT WILLIAM H 7 NANCY	10S04W26DA00100	2634 VALLEY VIEW DR NW	1	\$0	\$1,429	\$1,429	1	\$0	\$1,429	\$1,429
UTZMAN BRENT M	10S04W25CA01102	2711 CROCKER LN NW	4	\$18,948	\$0	\$18,948	4	\$30,460	\$0	\$30,460
IRNS MICHAEL R & CHERYL A	10S04W25CA00300	2835 CROCKER LN NW	3	\$14,211	\$0	\$14,211	3	\$22,845	\$0	\$22,845
INSELMAN ERIKA	10S04W25CA01300	2817 CROCKER LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
LLER KENNETH R & ROSE MARIE	10S04W25CD02400	2641 CROCKER LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
ANASCO JOANN & DANIEL E	10S04W25CA01400	2153 BLOOM LN NW	1	\$4,737	\$0	\$4,737	1	\$7,615	\$0	\$7,615
UGHERTY 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

Owner of Property	Assessor's Map and Tax Lot	Site Address	Total Market			Total Estimated Assessment	Monthly Payment		Total Monthly Payments	Bond Maximum	Asmt % to TMV	Asmt % of Project
			Value - Land and Improvements	Crocker Assessment	Valley View Assessment		Crocker Lane	Valley View				
BH 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%
LIAMSON, DENNIS A,TR	10S04W25 01700	2660 CROCKER LN NW	243,850.00	\$38,075	\$7,145	\$45,220	\$433	\$81	\$514	487,700.00	18.54%	2.626%
F, 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%
DMAN, 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%
AS, 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%
TTIODA, 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%
UBERT, 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%
ONEY, 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%
JNG, 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%
JES, 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%
LER, 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%
MEL, 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%
NOLDS, 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%
SS, 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%
INSON, 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%
ORA, 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%
JG, ALIJIN & 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%
RBACH, 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%
JNG, 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%
JNG, 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%
JMER, 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%
NNINGHAM, 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%
X, 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%
RDOVA, 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%
VEY, 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%
NKE, 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%
RTHALLER, 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%
WBY, 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%
ANOFF, 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%
URKE, 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%
RRIOTT, 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%
MEL, 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%
GGERTY, 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%
RSON, 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%
ITEN, 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%
ILE, 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%
FEAFER, 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%
ONE, 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%
CK, 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%
YDEN 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%
RRINGTON, 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%
UGHN, 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%
YMOND, 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%
LFINO, 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%
DCIK, 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%
ILEY, 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)

Address 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							
NBRIDGE, 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%
EK, 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%
EKE, 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%
ESI, 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%
R, 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%
N, 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%
SON, 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%
SON, 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%
SON, 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%
EN 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%
H CREEK HOMEOWNERS ASSOCIATION	10S04W25CB05300	UNASSIGNED	116,250.00	\$0	\$0	\$0	\$0	\$0	\$0	232,500.00	0.00%	0.000%
AMSON, 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%
HARDT, 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%
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%
EN 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%
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%
EN 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%
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%
T, 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%
, 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%
, 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%
MAN, 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%
S, 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%
ELMAN, ERIKA	10S04W25CA01300	2817 CROCKER LN NW	196,840.00	\$7,615	\$0	\$7,615	\$87	\$0	\$87	393,680.00	3.87%	0.442%
R, 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%
SCO, 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%
HERTY, 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%
			\$11,041,260	\$1,462,080	\$260,078	\$1,722,158	\$16,639	\$2,942	\$19,581	\$22,082,520	16%	100.0%

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.*

## Exhibit 2

### Crocker Lane LID Question and Answer from 3-11-15 Public Hearing

- 1) **Why isn't the LID Boundary, and therefore costs, distributed to all residents in North Albany who would typically drive down the road?**

*One of the presumptions in Albany's Development Code is that all property is responsible for improving their street frontages. All of the lots within the current LID boundary can be traced back to development of parcels with direct frontage on the roads being considered for improvement with the LID. This is reflected by nearly all of the properties within the proposed LID Boundary having Petitions and Waivers for the proposed improvements.*

*While Council could expand the proposed LID boundary the intent of staff's proposal was to focus on the properties who have already "asked" for the improvements through development and execution of the Petition and Waivers. Staff does not believe that expanding the boundary to include all property owners who might drive down the road is feasible.*

- 2) **Why the discrepancy between Albany's street connection fee amounts and the actual cost per foot for the street improvements planned with the LID?**

*Albany's street connection fee rate is based upon the cost of constructing half of a local street. Crocker Lane is a collector street. The improvement needs to be wider than a local street and have an increased structural section to accommodate heavier traffic loading than is typical for local streets. In addition, the connection fee amounts are based on "green field" construction and don't reflect the costs associated with reconstructing or upgrading an existing street.*

- 3) **How is the interest rate Albany charges residents for LID assessments set?**

*The current City interest rate is 6.55%. The rate is tied to the current bonding rate.*

- 4) **Is it possible for Albany to defer LID assessments for senior/disabled residents?**

*Historically, the state had a program that accommodated deferring LID assessments. Unfortunately, the state program ended in 2011 for lack of funding. If Council wanted to, they could create their own system but this would require identification of funds to be used to cover the deferred assessments.*

- 5) **What is the result if the LID is terminated?**

*Some of the consequences of terminating the LID would be:*

- *The City would not proceed with construction of street improvements, and existing lots within the proposed LID boundary would not be assessed at this time. The potential for a future LID would still exist.*
- *Existing Petition and Waivers for lots within North Creek Estates would expire in 2016. Future purchasers of those lots would not receive notification in their title reports of possible future LID improvements and assessments.*
- *Street improvements with the pending subdivision application for the remaining phases of Crocker Heights would be limited to what could be imposed under the land use process. This would likely be a half street improvement and likely for only a portion of the length identified in the LID project.*
- *Because development would continue in the area, increasing population density along Crocker Lane would lead to the same types of conflicts and issues (safety concerns related to high speeds and lack of sidewalks) that have previously arisen in North Albany along North Albany Road and Gibson Hill Road.*
- *The lack of full urban improvements along Crocker would make it extremely unlikely ODOT would approve a reduction in the current 45 mph speed limit on the road.*
- *The transfer of the forested area at the SW corner of Crocker Lane/Valley View Drive from the developer to Benton County could be jeopardized by the County not having a clear picture of their financial obligation for future road improvement costs.*

**6) What can the City agree to do with the developer?**

*In addition to other payments, the developer has agreed to contribute additional funds to help "buy down" 58 of the 62 lots in the North Creek subdivisions assessments. The Council memo provides a full description of all of the developer's contributions.*

**7) Are there opportunities to reduce costs based on a non-urban road design?**

*Staff does not recommend a non-urban road design. Use of a rural street design (ditches for drainage and no curb and gutter) might provide a small amount of initial construction cost savings, but that would be offset by other factors and impacts. Sections of the east side of Crocker Lane are already improved with curb and gutter. Use of an urban street design will allow for retention of those previously constructed improvements. Because urban street designs are narrower than rural designs with ditches, additional right of way dedication would also be necessary with a rural design. That would be true not just for the portion of Crocker Lane proposed for improvement with the LID, but also the remainder of the street south to Gibson Hill Road. An urban street design would fit within current right of way.*

**8) Are there other assessment options that might be more favorable?**

*When it comes to cost and assessments, LID's are essentially a zero sum game. The cost of the improvement is shared by all lots within the boundary. Any formula that reduces the assessment*

*of one property necessarily increases the assessment on others by an equivalent amount. The only way to reduce assessments across the board is to use construction options that reduce the overall project cost, and increase the financial contribution made by the City. As discussed in the Council memo, both of these options are proposed in order to reduce the proposed assessments.*

**9) Why weren't the developers on the other side of the road (St. James Estates and Tuscany Estates) required to improve the road to the centerline?**

*The St. James Estates and the Tuscany Estates developments were required to install curb and gutter along their frontage on Crocker Lane, and extend new pavement out to match existing. That ended up being about 8 feet of pavement when measured from the new face of curb. They were not required to reconstruct ½ of the existing pavement along their frontage. Doing so would have been challenging in terms of constructability given the existing structural section of the road (thin pavement and round versus angular base rock). In general, requiring ½ street improvements along a rural road that has a mix of developed and vacant lots results in a "mosaic" of urban improvements that still require a larger street project to bridge.*

**10) Why not start a local gas tax to pay for street improvements?**

*Funding for transportation projects in Albany is very limited. The needs far exceed the available funds to construct improvements. A local gas tax could be considered as a tool to help fund those gaps. However, even with local gas tax revenues the potential to find ourselves in a similar situation would still exist. Like most cities, Albany tries to the extent possible to have the cost of street and utility extensions and urban upgrades needed to accommodate growth paid for by new development, as opposed to shared by all city residents. A local gas tax set at a level intended to generate enough revenue to bring all rural roads in Albany up to urban standards would likely encourage many residents to purchase gas outside the city limits. While any additional revenues would certainly help, a gas tax alone is not likely the solution.*

**11) \$139/foot x 2,100 feet = \$291,900, not \$1,462,000. Why the difference?**

*Albany's current street connection fee of \$139 per foot is based on the cost of constructing ½ of a local street under green field conditions. If paid along both sides of a street the fee would result in 2 x \$139 or \$278 per foot. That number is still well below the estimated cost of improving Crocker Lane. The reasons for that include:*

- *Crocker Lane is classified as a collector street. It is wider than a standard local street and will need to be built with a stronger section (more asphalt and base rock) than a typical local street.*
- *Street Connection Fees were established based on an assumption of green field construction. Reconstructing or upgrading an existing road is typically more expensive than green field construction.*
- *The cost estimate for the LID includes a 25% contingency factor to account for unknown issues that could arise on the project.*

- *The \$139 per foot number does not include sidewalk construction (that normally occurs with home construction on most streets built privately) and is on the low end of the actual cost to build ½ of a local street.*

**12) 1,500 trips per day on Crocker? North Creek is only 62 homes and is not creating all those trips.**

*A traffic count of 1,621 trips per day was taken on Crocker Lane in 2004, and preceded most of the development that has occurred along the north end of Crocker Lane. Developments approved since then have included St. James Estates, Tuscan Estates, North Creek Estates, the Stutzman Subdivision, and several partitions along Bloom Lane. Those developments added about 159 new lots, and have yet to be fully built out. When fully built out they will add an additional 1,520 vehicle trips per day beyond 2004 traffic levels. The pending subdivision application for the remainder of North Creek Estates will add another 82 lots and 785 vehicle trips. That number could rise if the planned transfer to Benton County of the forested area at the north end of the site does not occur. The current LID methodology incorporates the improvements that developments have been made along Crocker Lane, and assigns the cost of improving the remaining portion of the street on a per lot basis to lots within the benefit area that have been created since 1996.*

**13) A traffic signal is needed at Crocker Lane and Gibson Hill Road. Does it warrant a signal? Is there funding?**

*Albany's Transportation System Plan (TSP) includes a project to construct a traffic signal at the intersection. Warrants for signal installation are not currently met, but are likely to be met shortly after completion of the remaining phases of North Creek Estates. It's possible that the eventual intersection improvement will involve a roundabout as opposed to a traffic signal. The cost of the intersection improvement is currently funded at the 100% level by transportation system development charge (tsdc) funds. Based on Council direction for consideration to be given to this intersection, staff will be proposing that an alternatives analysis evaluation be funded in the 2015-16 budget.*

**14) Will Benton County contribute towards this project?**

*Yes, Benton County has expressed support for the project moving forward and has committed funds to the project. Their contribution is discussed in more detail in the Council memo.*

**15) Why is the formula (in terms of cost) more for the North Creek residents, than it was for the previous subdivisions on the east side of the road for their Crocker Lane improvements?**

*The cost for Crocker Lane improvements to previous developments along the east side of the road was based on what the City could obtain incrementally through the land development review process. In some cases that ended up being installation of curb, gutter, and new*

*pavement out to match existing. In a few it meant Petition and Waivers, and for at least one it meant payment of a street connection fee. Those costs were, for many of the reasons discussed above, less than what the "non-City Participation" per lot cost would be for lots within the LID. Additional City, County, and developer funding is being proposed to further reduce the assessments for the North Creek residents. Please see the Council memo for complete details.*

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

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, AND TO OBTAIN BIDS FOR THE CONSTRUCTION OF ST-16-02, CROCKER LANE 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, and as modified April 22, 2015, concerning ST-16-02, Crocker Lane LID, are hereby adopted.

BE IT FURTHER RESOLVED the Albany City Council authorizes 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 and direct the City Manager to obtain bids for the construction of said projects as required by law.

DATED AND EFFECTIVE THIS 22<sup>nd</sup> DAY OF APRIL 2015.

\_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk

City Manager's Office  
City of Albany  
333 Broadalbin Street SW  
PO Box 490  
Albany, OR 97321

Exhibit 4

We, the undersigned owners of property affected by the proposed "Crocker Lane and Valley View Drive Local Improvement District (LID) do hereby sign this letter in opposition of the "Crocker Lane and Valley View Drive Local Improvement District (LID). Reasons for our opposition include, but are not limited to, the following.

1. The cost is too high for this project and does not provide enough meaningful or useful benefits to existing home owners. It is not needed at this time.
2. Expansion of roads and sidewalks should start in the heart of the city and move outward, not start in the country and move towards the city.
3. There are no plans in the foreseeable future to expand these road changes or sidewalks south to Gibson Hill. The road south of the proposed project is the greater traffic area and should be improved first.
4. The only useful improvement is the sidewalks. However, \$9,044 per tax lot for a short section of sidewalk that goes nowhere is a waste of our taxpayer's money.
5. The entire length of Crocker Lane should be completed all at once. This project should not be pushed just because a 20 year limit on the Petition/Waiver process is looming for some property owners.
6. All property owners east of Crocker Lane and north of Valley View Drive will benefit from this project, and yet the majority of these property owners are not required to pay a fair and proportional share.
7. City of Albany has not assured property owners of its full financial commitment to this project. The City should commit to and obligate maximum City funding for this project before asking property owners to commit to this project.
8. Benton County should fund this project proportionately as they benefit by getting these portions of road off their maintenance and repair responsibility. For instance, ODOT will sometimes overlay a road before passing jurisdiction of the road to a County or City. Should we not ask Benton County to do the same?
9. If the proposed new subdivision is delayed, there is the potential that new pavement and sidewalks put in by the City may be cut into later by the property developer.
10. The overall road width on Crocker Lane will be no wider than the current road. Actual traffic lanes will be narrower due to wider bike lanes.

CHRISTINA BATTEN  
Property owner printed name

\_\_\_\_\_  
Property owner printed name

Christina Batten 9 Mar. 2015  
Property owner signature Date

\_\_\_\_\_  
Property owner signature Date

2665 Brianna St. NW Albany, OR 97321  
Property address

City Manager's Office  
City of Albany  
333 Broadalbin Street SW  
PO Box 490  
Albany, OR 97321

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6. All property owners east of Crocker Lane and north of Valley View Drive will benefit from this project, and yet the majority of these property owners are not required to pay a fair and proportional share.
7. City of Albany has not assured property owners of its full financial commitment to this project. The City should commit to and obligate maximum City funding for this project before asking property owners to commit to this project.
8. Benton County should fund this project proportionately as they benefit by getting these portions of road off their maintenance and repair responsibility. For instance, ODOT will sometimes overlay a road before passing jurisdiction of the road to a County or City. Should we not ask Benton County to do the same?
9. If the proposed new subdivision is delayed, there is the potential that new pavement and sidewalks put in by the City may be cut into later by the property developer.
10. The overall road width on Crocker Lane will be no wider than the current road. Actual traffic lanes will be narrower due to wider bike lanes.

Franklin David Raymond  
Property owner printed name

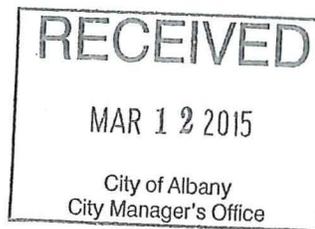
\_\_\_\_\_  
Property owner printed name

A. Raymond      3-9-15  
Property owner signature      Date

\_\_\_\_\_  
Property owner signature      Date

2638 NW Kingstar way Albany, OR 97321  
Property address

City Manager's Office  
City of Albany  
333 Broadalbin Street SW  
PO Box 490  
Albany, OR 97321



We, the undersigned owners of property affected by the proposed "Crocker Lane and Valley View Drive Local Improvement District (LID) do hereby sign this letter in opposition of the "Crocker Lane and Valley View Drive Local Improvement District (LID). Reasons for our opposition include, but are not limited to, the following.

1. The cost is too high for this project and does not provide enough meaningful or useful benefits to existing home owners. It is not needed at this time.
2. Expansion of roads and sidewalks should start in the heart of the city and move outward, not start in the country and move towards the city.
3. There are no plans in the foreseeable future to expand these road changes or sidewalks south to Gibson Hill. The road south of the proposed project is the greater traffic area and should be improved first.
4. The only useful improvement is the sidewalks. However, \$9,044 per tax lot for a short section of sidewalk that goes nowhere is a waste of our taxpayer's money.
5. The entire length of Crocker Lane should be completed all at once. This project should not be pushed just because a 20 year limit on the Petition/Waiver process is looming for some property owners.
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10. The overall road width on Crocker Lane will be no wider than the current road. Actual traffic lanes will be narrower due to wider bike lanes.

Scott Palmer

Property owner printed name

Property owner printed name

Property owner signature

3-9-15

Date

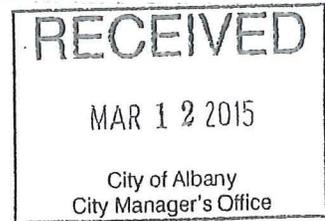
Property owner signature

Date

2660 NW Briana St Albany, OR 97321

Property address

City Manager's Office  
City of Albany  
333 Broadalbin Street SW  
PO Box 490  
Albany, OR 97321



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10. The overall road width on Crocker Lane will be no wider than the current road. Actual traffic lanes will be narrower due to wider bike lanes.

Heather Banks  
Property owner printed name

\_\_\_\_\_  
Property owner printed name

Heather Banks 3/9/15  
Property owner signature Date

\_\_\_\_\_  
Property owner signature Date

2660 NW Brianna St. Albany OR 97321  
Property address

## Steffensmeier, Gordon

---

**From:** Blaine, Jeff  
**Sent:** Monday, March 16, 2015 8:05 AM  
**To:** Steffensmeier, Gordon  
**Cc:** Irish, Ron; Shepard, Mark  
**Subject:** FW: ORS Regulations pertaining to property owner rights

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**From:** EXTERNAL - Collins, Floyd  
**Sent:** Thursday, March 12, 2015 12:00 PM  
**To:** Rachel Haggerty  
**Cc:** Blaine, Jeff  
**Subject:** Re: ORS Regulations pertaining to property owner rights

Thank you for the information. As instructed by the City Attorney, I will forward this communication to the City Staff for inclusion in the Public Record and to avoid ex parte contact issues.

Sent from my iPhone  
Floyd Collins  
541.905.4516

On Mar 12, 2015, at 11:45 AM, Rachel Haggerty <[rachel.haggerty@outlook.com](mailto:rachel.haggerty@outlook.com)> wrote:

Hello,

I would like to submit the following as evidence and support against the Crocker Lane and Valley View Drive "improvements":

The **Fourteenth Amendment** states, "All persons born or naturalized in the United States, and subject to the jurisdiction thereof, are made citizens of the United States and of the state wherein they reside; and the states are forbidden from making or enforcing any law which shall abridge the privileges or immunities of citizens of the United States, or shall deprive any person of life, liberty, or *property* (emphasis added) without due process of law, or deny to any person within their jurisdiction the equal protection of the laws."

To those of us who are new to this community you are curtailing our right to own property through the lien you are proposing for the public work improvement. If the State of Oregon cannot protect the rights of their citizens then it is our civic duty to speak against the non-democratic practices of that body.

### **ORS 223.114 Economic improvement; assessment ordinance**

(1) A Council may enact an ordinance establishing a procedure to be followed by the city in making assessments for the cost of an economic improvement upon the lots which are *especially benefited by all or part of the improvement* (emphasis added, this indicates ALL lots on Crocker not just North Creek).

(2) In any ordinance adopted under subsection (1) of this section, a city shall *not* (emphasis added) be authorized to:

a. Levy assessments in an economic improvement district in any year that exceed one percent of

the real market value of *all* (emphasis added) the real property located within the district (meaning Ward I).

b. Include within an economic improvement district any area of the city that is *not* zoned for commercial or industrial use.

c. Levy assessments on residential real property or any portion of a structure used for residential purposes.

The above ORS is valid because we have yet to hear what the cost/benefit analysis is for us. The City Engineer stated that the lower half of Crocker is in worse shape which is not included in the proposal put forth by the Council for the Crocker improvements.

#### **ORS 223.117 Requirements of assessment ordinance**

(1) An ordinance adopted under ORS 223.114, shall provide for enactment of an assessment ordinance that:

(a) Describes the economic improvement project to be undertaken or constructed.

(b) Contains a preliminary estimate of the probable cost of the economic improvement and the proposed formula for apportioning cost to specially benefited property (which means ALL of the residents on Crocker and Valley View).

(c) Describes the boundaries of the district in which property will be assessed (those residents who live in District 8 & Ward I).

(d) Specifies the number of years, *to a maximum of five*, (emphasis added) in which assessments will be levied (your proposal says 10 years).

(e) Contains provision for notices to be mailed or delivered personally to affected property owners that announce the intention of the council to construct or undertake the economic improvement project and to assess benefited property for a part or all of the cost. The notice shall state the time and place of the public hearing required under paragraph (f) of this subsection.

(f) Provides a hearing not sooner than 30 days after the mailing or delivery of notices to affected property owners at which the owners may appear to support or object to the proposed improvement and assessment.

(2) The ordinance shall also:

(a) Provide that if, after the hearing held under subsection (1)(f) of this section, the council determines that the economic improvement shall be made, the council shall determine whether the property benefited shall bear all or a portion of the cost and shall determine, based on the actual or estimated cost of the economic improvement, the amount of assessment on each lot in the *district* (District 8, Ward I).

(b) Require the city recorder or other person designated by the council to prepare the proposed assessment for each lot in the district and file it in the appropriate city office.

(c) Require notice of such proposed assessment to be mailed or personally delivered to the owner of each lot to be assessed, which notice shall state the amount of assessment proposed on the property of the owner receiving the notice. The notice shall state the time and place of a public hearing at which affected property owners may appear to support or object to the proposed assessment. The hearing shall not be held sooner than 30 days after the mailing or personal delivery of the notices (this is done after (1)(f), in this case the steps are not being followed by the City Council. You did (2)(c) and skipped (1)(f)).

(d) Provide that the council shall consider such objections and may adopt, correct, modify or revise the proposed assessments.

***(e) Provide that the assessments will not be made and the economic improvement project terminated when written objections are received at the public hearing from owners of property upon which MORE THAN 33 PERCENT of the total amount of assessments is levied (emphasis added).***

Currently 48% of the people who have been assessed for this levy objected to it in writing to the Council.

**ORS 223.118 Remonstrance against assessment; exclusion of property.**

(1) In addition to the requirements listed in ORS 223.117 (2), an assessment ordinance adopted under ORS 223.114 and 223.117 may, at the discretion of the council, provide that:

(a) When the council receives written objections at the public hearing only from owners of property upon which less than 33 percent of the total amount of assessments is levied, the economic improvement project may be undertaken or constructed, but that assessments shall not be levied on any lot or parcel of property if the owner of that property submitted written objections at the public hearing. Notwithstanding any other provision of law, an owner of property who fails to submit written objections at the public hearing as provided for in the ordinance shall be deemed to have made a specific request for the economic improvement services to be provided during the period of time specified in the assessment ordinance.

(b) The council, after excluding from assessment property belonging to such owners, shall determine the amount of assessment on each of the remaining lots or parcels in the district.

Since the City Council allowed us to submit letters prior to the hearing and allowed us to voice our remonstrance during the hearing then that will serve as notice that those property's that object to the levy will be excluded from further assessments or levy's in regards to the economic improvements of Crocker Hill and Valley View.

Mr. Collins, as my Ward Representative and as an elected official I would like to humbly request that you act in that capacity. "Dedication to Service. Our primary duty is to the people we serve. We are accessible, responsive, consistent, and understanding. We provide assistance beyond our customers' expectations, and we find effective solutions to problems that they bring to our attention (City of Albany Strategic Plan)." While I understand a motion was made for the City Councilors to act in a judicial capacity, I do not believe that is the purpose of your legislative body. I hold a degree in political science and have never heard of a City Council acting outside of their purpose.

I have included my District Representative, Senator Sara Gelsler, and my House Representative Andy Olson. I have attached the Notice of the Lien provided by the City of Albany and my official letter to the City Council dated March 4th for their reference.

I would like to thank you and the other council members for listening to myself and my neighbors last night; even though we were not explained the rules of the council beforehand. I would also like to convey my thanks for the work you are attempting to accomplish with the Latino/Hispanic community. As a Latina, I understand the difficulties of creating an inclusive community. Hopefully, the Council will one day reflect the diversity it is hoping to obtain in the community.

If you would like to discuss this further I am open for that dialogue. Please feel free to call me at 303-520-2123.

Sincerely,

Rachel Haggerty  
2659 NW Brianna St, Albany, OR 97321

Resources:

<http://www.cityofalbany.net/images/stories/citymanager/coa-strategicplan.pdf>

[https://www.oregonlegislature.gov/bills\\_laws/ors/ors223.html](https://www.oregonlegislature.gov/bills_laws/ors/ors223.html)

<Notice of Lien to Hayden Home Property Owners.pdf>

<March 4.docx>

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## Steffensmeier, Gordon

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**From:** Sean Martin [sean-d-martin@hotmail.com]  
**Sent:** Monday, March 16, 2015 10:03 AM  
**To:** Steffensmeier, Gordon  
**Subject:** Re: Crocker Lane email

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mr. Steffensmeier,

Thank you for your prompt reply. Though I am not in the proposed LID area, I would still like to know what is going on in my neighborhood. It reasons that if the northern part of Crocker Lane is improved, the southern end could eventually follow. How do I stay informed on this issue?

Very Respectfully,

Sean Martin  
1960 Crocker LN NW  
Albany OR 97321  
(970) 201-4409

On Mar 16, 2015, at 7:15 AM, Steffensmeier, Gordon <[gordon.steffensmeier@cityofalbany.net](mailto:gordon.steffensmeier@cityofalbany.net)> wrote:

Mr. Martin,

Your email to the City's website was forwarded to me. I am the City staff member managing the Local Improvement District (LID) that has been proposed. The limits of the LID are along Crocker from Valley View Drive south 1,100 feet to Meadow Wood Drive, as it is currently proposed.

Your property at 1960 Crocker Lane is south of the project limits by about 2,200 feet, and is not proposed to be included in the LID assessment area.

If you have any further questions don't hesitate to contact me.

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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## Steffensmeier, Gordon

---

**From:** Smith, Marilyn  
**Sent:** Friday, March 20, 2015 3:53 PM  
**To:** Steffensmeier, Gordon  
**Subject:** FW: Crocker LID comments

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** City of Albany [<mailto:no-reply@wufoo.com>]  
**Sent:** Friday, March 20, 2015 2:11 PM  
**To:** Webmaster  
**Subject:** From the website: Contact the City of Albany [#489]

Name \* Judy Foster

Email \* [muggzee@hotmail.com](mailto:muggzee@hotmail.com)

### Your Comments \*

I attended March 11, 2015 meeting regarding Crocker Lane and Valley View and at that time I expressed my opposition to this project and would like to add some more comments. My 89 year old mother came from California and bought a home from Hayden in the North Creek area. She would not have moved here if it hadn't been for her health and age. She is the only one living at 2645 Red Oak Dr. and is on a very limited budget of \$1,500 a month to pay utilities, food, etc. that is necessary to live. To ask my mother to come up with \$10,000 would probably kill her. How could you possibly ask this huge cost and burden to be placed on these people that have worked so hard to have a home and the others that just want to live out their lives without someone asking them for such a huge amount of money. Has any thought been given to the people that will suffer from this expense? Instead of building the parking area at Hickory for the buses and commuters who already had a place to park and ride, knowing that this project needed to be done, why wasn't the millions used for Crocker instead of a parking lot that serves 10 or 20 people???? How fair is it that all the costs are being given to these people in North Creek when many, many people will be using this route as their transportation? This just does not feel like the American way of doing things and letting people enjoy what they can afford. My mother, nor I, was informed that this could be coming up and how much this would cost!!! I have purchased homes before and never have I ever, ever heard of such a thing. I haven't been able to even talk to my mother about this and I am praying that I won't have to. Please reconsider what you are doing to some people's lives! Thank you! Email address [muggzee@hotmail.com](mailto:muggzee@hotmail.com)

I am providing Yes  
my email  
address to the

City in  
confidence,  
based upon  
an  
understanding  
that it will  
only be used  
for City  
business and  
NOT shared  
with third  
parties. \*

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Arthur L. Young  
2649 NW Kingston Way  
Albany, OR 97321

March 20, 2015

Wes Hare  
City Manager, City of Albany, Oregon  
333 Broadalbin Street SW  
P.O. Box 490  
Albany, OR 97321-0144

Mr. Hare,

"Welcome to Albany, friend! Here's your \$9,000 assessment bill. Pay now and avoid that 6.55% finance charge!" That's what this proposed assessment feels like to the new occupants of North Creek.

It seems that the petition a certain Mr. Williamson tendered nearly 20 years ago has suddenly met with opportunity in the guise of the ill-informed and unsuspecting new homeowners of North Creek. Little could have changed along Crocker Lane since 1996. But then Hayden Homes and North Creek arrived. Now the City of Albany has discovered 62 brand new taxpayers, and the dream lives.

#### Little Benefit

This project has only modest benefit for North Creek residents. We have access to plenty of open space and a city park adjacent to our homes. Sidewalks and paths along Crocker Lane won't add much value for us.

#### Misplaced Effort

The traffic has notably increased at the intersection of Crocker Lane and Gibson Hill with the occupancy of North Creek. That intersection, which all North Creek residents must contend with, becomes hazardous at rush hour. The T-intersection is too narrow and visibility is poor. Residents would feel their tax money was better spent alleviating traffic safety problems at the foot of Crocker Lane rather than adding quality of life improvements along upper Crocker Lane.

#### Incomplete Project Information

The letter of February 4, 2015 to Albany City Council from the Assistant Public Works Director does not provide council or impacted residents with an adequate summary of the project. The text, depictions and tables lack detail of the physical work and the how the costs were estimated. There is ample and detailed description of what homeowners will pay, but little discussion of what they get.

### Flawed Cost and Financing Assumptions

The financing summary, also lacking in detail, rests on the assumption of an interest rate of 6.55% derived from a base rate of 5.05% and additional interest markup of 1.5% to cover administrative costs. Both of these assumptions appear unsubstantiated. The 5.05% rate is based on bonds sold in 2002. Apparently the City of Albany hasn't noticed that in the intervening 13 years, interest rates have declined. The average rate for municipal bonds is presently 3.5%. The "City's practice" of charging property owners 1.5% more than the bond rate to cover administrative charges for the LID appears to be arbitrary, and likely a money-maker for the City. Again, like the project itself, the basis for these administrative costs is not provided. It is likely this 1.5% rate runs at a premium to actual expenses. Assuming an overestimate of 1/3 (in line with the overestimate of the base rate), one might assume an actual administrative expense rate of 1%. Thus, applying reasonable assumptions brings the assumed 6.55% rate to 4.5%.

Since the "Financial Investigations" failed to provide any calculation illustrating the application of the 6.55% rate to the project costs, one can only guess how much the overall LID assessment charges would be reduced based on a more reasonable rate of over 33% less. Based on a finance period of 10 years, one would assume a substantial reduction in charges, probably amounting in overcharges of thousands of dollars per assessment payer (many of whom just recently moved to Albany and took on mortgages for their new homes).

### Summary

To say the least, this initiative is misguided and the associated engineering report and financial investigations are incomplete and flawed.

### Conclusion

In the short time I've owned my home in North Creek, no member of the City Council or City Government ever thought to call on me to warn about this impending action. Did it not occur to anyone that a bunch of new homeowners, many new to the City of Albany, were in for quite a surprise? We're not just homeowners, we're voters. Instead of looking at North Creek residents as a new source of revenue, perhaps the elected officials at City Hall should consider looking at us as constituents in need of their help.

Sincerely,

  
Arthur L. Young

CC: City Council  
City Engineer

## Steffensmeier, Gordon

---

**From:** Belcastro, Staci  
**Sent:** Monday, March 23, 2015 7:26 AM  
**To:** Steffensmeier, Gordon  
**Cc:** Blaine, Jeff; Cerklewski, Chris; Austin, Lindsey  
**Subject:** FW: Crocker Lane and Valley View Drive Local Improvement District

Gordon

This went to the North Albany group set up for the street project and probably should have been sent to you..

---

**From:** Ann Schubert [<mailto:ae25schubert@yahoo.com>]  
**Sent:** Sunday, March 22, 2015 2:58 PM  
**To:** North Albany Road  
**Subject:** Crocker Lane and Valley View Drive Local Improvement District

Dear City Manager,

I am writing to state my opposition to the LID referenced in the subject line.

My biggest concern is that the cost of the project will reduce the value of our property due to the additional taxes any future buyer would have to take into consideration when buying a home in the North Creek development. The improvements that are being considered will not help to increase the value of these properties since they will be occurring largely to the north of the development and most of the access/use of the development is from the south.

Thank you for allowing me to express my opinion,

Ann Schubert  
2558 NW White Oak Ave.  
Albany, OR 97321

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## Exhibit 5

### Estimated Crocker Assessments based on \$1,275,000 project

	Full Assessment	Assessment with City/County/Developer Participation		
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
		(-\$496,500 )	(-294,280) ( Additional)	(-\$58,000)
		(NAFF, CF, TSDCi)*	(City,County)	(MBBH/Hayden)
	<b>\$1,275,000</b>	<b>\$778,500</b>	<b>\$484,220</b>	<b>\$426,220</b>
MBBH (113 Lots)	\$750,433	\$458,215	\$400,000(fixed)	\$400,000 (fixed)
Williamson (5 Lots)	\$33,205	\$20,275	\$1,000	\$1,000
North Creek Lots	\$6,641 (62)	\$4,055 (62)	\$1,000 (62)	\$0 (58) \$1,000 (4)
Kerns (3 Lots)	\$19,923	\$12,165	\$1,000	\$1,000
Dougherty (2 Lots)	\$13,282	\$8,110	\$1,000	\$1,000
Hanselman	\$6,641	\$4,055	\$1,000	\$1,000
Manasco	\$6,641	\$4,055	\$1,000	\$1,000
Stutzman (4 Lots)	\$26,564	\$16,220	\$16,220	\$16,220
Miller	\$6,641	\$4,055	\$1,000	\$1,000
10-year monthly Payments/Lot	\$75.57	\$46.14	**	**

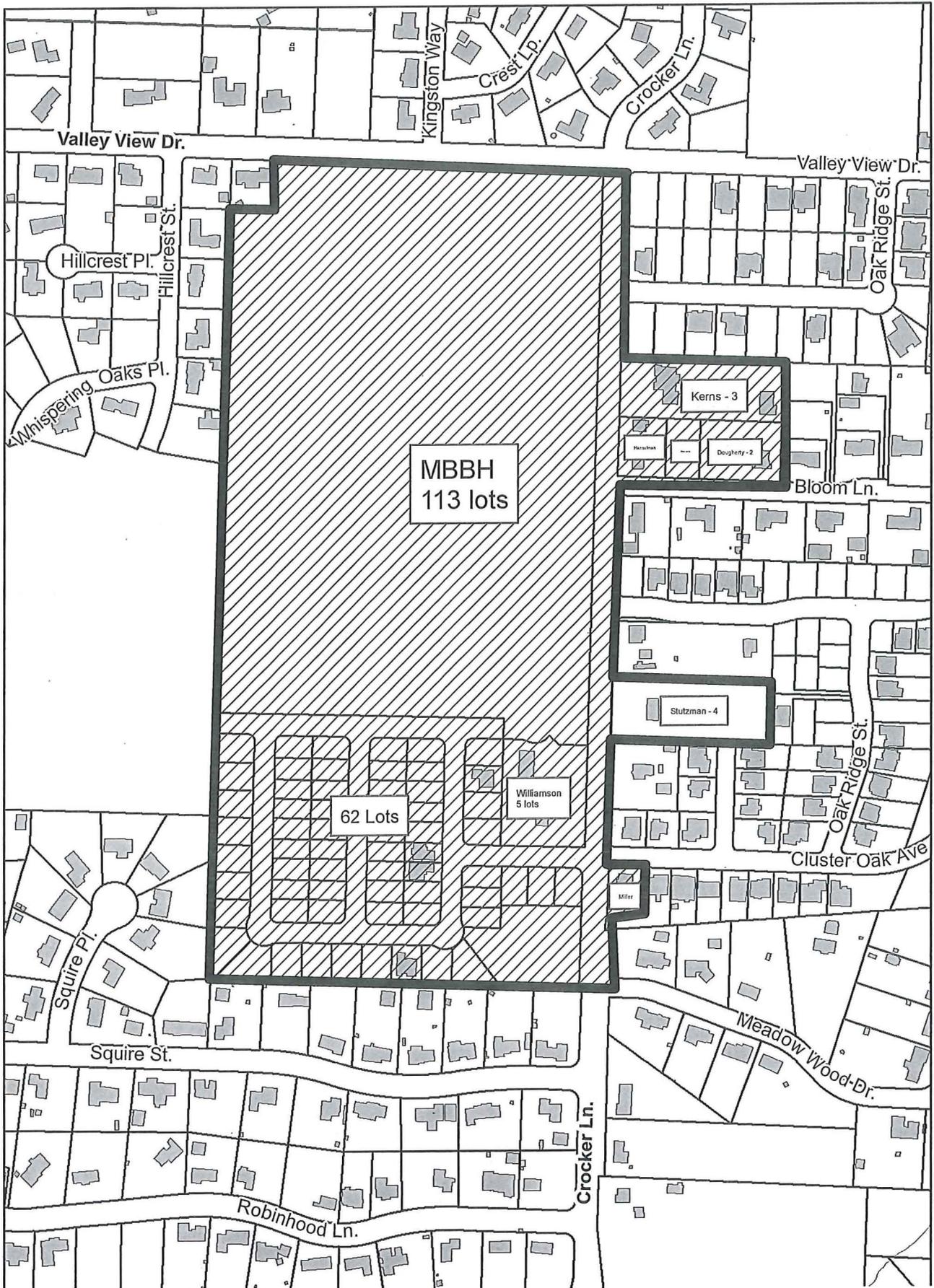
\*NAFF = North Albany Street Improvement Assurance Charge.

\*CF = Street and Storm Drainage Connection Fees.

\*TSDCi = Transportation System Development Charge Improvement Fee

\*\* 10-year monthly payment on \$1,000 assessment is \$11.38/month, on \$16,220 assessment is \$184.57/month.

Exhibit 6  
Bold Outline - Crocker Lane LID Boundary  
Hashed Area - Subject to Petition/Waiver



Crocker Lane and Valley View Drive  
Local Improvement District

# Exhibit 7

Methodology: Potential Lots

Name	Assessor's Map and Tax Lot	Site Address	INITIAL ENGINEER'S REPORT ASSESSMENT CALCULATION SHEET With Full City/County/MBBH 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	\$400,000	\$0	\$400,000	113	\$750,433	\$0	\$750,433
WILLIAMSON DENNIS A,TR	10S04W25 01700	2660 CROCKER LN NW	5	\$1,000	\$0	\$1,000	5	\$33,205	\$0	\$33,205
BOLF ADAM & CHRISTINE	10S04W25CB00100	2674 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
FELDMAN HARRY A	10S04W25CB00200	2670 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SAMS ROBERT A & NECTAR L	10S04W25CB00300	2662 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MATTIODA MATTHEW & SABRINA	10S04W25CB00400	2658 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SCHUBERT ROY L & ANN E	10S04W25CB01000	2558 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LOONEY WILLIAM DEVINEY & MELINDA MAUREEN	10S04W25CB01100	2645 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
YOUNG ARTHUR L & CATHY D	10S04W25CB01200	2649 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
JONES TODD W & FRANSON EMILY E	10S04W25CB01300	2653 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MILLER BRYDON & JACQUELINE D	10S04W25CB01400	2657 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HAMEL QUINTON & DANITA G	10S04W25CB01500	2661 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
REYNOLDS DANIEL JORDAN & CHANEY ANNE	10S04W25CB01600	2663 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
TRESS ERIC M & JENNIFER A	10S04W25CB01700	2669 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
JOHNSON FORREST R JR & DENISE R	10S04W25CB01800	2673 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SIKORA AMY	10S04W25CB01900	2677 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
JANG AUJIN & LEE SEONAE	10S04W25CB02000	2676 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HARBACH DAWN E	10S04W25CB02100	2672 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
WONG TAI G	10S04W25CB02200	2668 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
WONG BRITTANY M & NICHOLAS A	10S04W25CB02300	2664 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
PALMER SCOTT L & BANKS HEATHER E	10S04W25CB02400	2660 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
CUNNINGHAM JANELLE E	10S04W25CB02500	2656 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
ALEX TOMMY J	10S04W25CB02600	2652 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
CORDOVA HECTOR A	10S04W25CB02700	2648 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LEWEE KAREN M	10S04W25CB02800	2642 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
FUNKE RAYMOND & EASTMAN CHRISTINA	10S04W25CB02900	2526 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MARTHALLER MICHAEL & JENNIFER	10S04W25CB03000	2502 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
NEWBY ANN & RYAN	10S04W25CB03100	2484 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
EVANOFF DANIEL L	10S04W25CB03200	2643 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
BOURKE ANNETTE M	10S04W25CB03300	2647 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HARRIOTT OMAR	10S04W25CB03400	2651 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HAMEL QUINTON & DANITA G	10S04W25CB03500	2655 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HAGGERTY RACHEL & JAMES ES	10S04W25CB03600	2659 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LARSON KEITH D	10S04W25CB03700	2661 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
BATTEN CHRISTINA R	10S04W25CB03800	2665 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HAILE NATHAN & SARAH	10S04W25CB03900	2671 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SCHEAFER JASON R	10S04W25CB04000	2675 BRIANNA ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
BOONE DARREN M & TAMRA R	10S04W25CB04100	2678 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MOCK STEPHANIE E & CHRISTOPHER L	10S04W25CB04200	2670 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SNOEK HARRY M & CAMPITELLE CAROL L	10S04W25CB00500	2654 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HARRINGTON TIM	10S04W25CB00600	2646 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
VAUGHN DAVID KYLE & MARCI M	10S04W25CB00700	2644 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
RAYMOND FRANKLIN D JR	10S04W25CB00800	2638 KINGSTON WAY NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
DELFINO CLAUDIO & ALBESIANO EMILIA	10S04W25CB00900	2596 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SLADCIK GREGORY S	10S04W25CB04300	2666 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
RAILEY KIMBERLY L	10S04W25CB04400	2662 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
STROWBRIDGE MERCEDES R & JONATHAN E	10S04W25CB04500	2658 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MOSTEK MARC	10S04W25CB04600	2654 RED OAK ST NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641

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/County/MBBH 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	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
DALESSI CHRISTOPHER E & STEELMAN AMY E	10S04W25CB04800	2646 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HUBER COLIN M & PFEIFER MCKENZIE	10S04W25CB04900	2640 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
MORIN BRIAN & SARGENT SHAVONNE E	10S04W25CB05000	2422 WHITE OAK AVE NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
PHILIPSON LYSA L & HOWARD	10S04W25CB05100	2412 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
SWANSON ERIC N	10S04W25CB05200	2400 WHITE OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
JOHNSON PEGGY A, TR	10S04W25CB05600	2649 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
HAYDEN HOMES LLC	10S04W25CB05800	2340 CLUSTER OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
NORTH CREEK HOMEOWNERS ASSOCIATION	10S04W25CB05300	UNASSIGNED	0	\$0	\$0	\$0	1	\$0	\$0	\$0
WILLIAMSON PAUL & PAMELA	10S04W25CB05400	2641 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LEONHARDT AUDREY & FOSTER JUDY	10S04W25CB05500	2645 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
FJELD SHERIL & GERALD	10S04W25CB05700	2360 CLUSTER OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LANKFORD MARK	10S04W25CB05900	2300 CLUSTER OAK AVE NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
BELL ERIN & ERVEN SHILOH	10S04W25CB06000	2659 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
LAFON MICHAEL D & CYNTHIA L	10S04W25CB06100	2663 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
GENT WILLIAM F & NANNETTE R	10S04W25CB06200	2667 RED OAK ST NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
WYATT RODNEY K & JODIE L	10S04W25CB06300	2673 RED OAK ST NW	1	\$0	\$0	\$0	1	\$6,641	\$0	\$6,641
STUTZMAN BRENT M	10S04W25CA01102	2711 CROCKER LN NW	4	\$16,220	\$0	\$16,220	4	\$26,564	\$0	\$26,564
KERNS MICHAEL R & CHERYL A	10S04W25CA00300	2835 CROCKER LN NW	3	\$1,000	\$0	\$1,000	3	\$19,923	\$0	\$19,923
HANSELMAN ERIKA	10S04W25CA01300	2817 CROCKER LN NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
MILLER KENNETH R & ROSE MARIE	10S04W25CD02400	2641 CROCKER LN NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
MANASCO JOANN & DANIEL E	10S04W25CA01400	2153 BLOOM LN NW	1	\$1,000	\$0	\$1,000	1	\$6,641	\$0	\$6,641
DOUGHERTY ROSE MARIE	10S04W25CA01500	2055 BLOOM LN NW	2	\$1,000	\$0	\$1,000	2	\$13,282	\$0	\$13,282
				\$0	\$0	\$426,220		\$1,275,072	\$0	\$1,275,072

FINANCIAL INVESTIGATION REPORT - Section 2  
 Crocker Lane Local Improvement District  
 (as of April 15, 2015)

			Total Market					
	Assessor's Map	Site	Value - Land and	Total Estimated	Monthly	Bond	Asmt % to	Asmt % of
Owner of Property	and Tax Lot	Address	Improvements	Assessment	Payment	Maximum	TMV	Project
MBBH DEVELOPMENT LLC	10S04W25 01900	UNASSIGNED	1,599,000.00	\$750,433	\$8,540	3,198,000.00	46.93%	58.854%
WILLIAMSON, DENNIS A,TR	10S04W25 01700	2660 CROCKER LN NW	243,850.00	\$33,205	\$378	487,700.00	13.62%	2.604%
BOLF, ADAM & CHRISTINE	10S04W25CB00100	2674 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
FELDMAN, HARRY A	10S04W25CB00200	2670 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
SAMS, ROBERT A & NECTAR L	10S04W25CB00300	2662 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
MATTIODA, MATTHEW & SABRINA	10S04W25CB00400	2658 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
SCHUBERT, ROY L & ANN E	10S04W25CB01000	2558 WHITE OAK AVE NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
LOONEY, WILLIAM DEVINEY & MELINDA	10S04W25CB01100	2645 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
YOUNG, ARTHUR L & CATHY D	10S04W25CB01200	2649 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
JONES, TODD W & FRANSON EMILY E	10S04W25CB01300	2653 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
MILLER, BRYDON & JACQUELINE D	10S04W25CB01400	2657 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
HAMEL, QUINTON & DANITA G	10S04W25CB01500	2661 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
REYNOLDS, DANIEL JORDAN & CHANEY ANNE	10S04W25CB01600	2663 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
TRESS, ERIC M & JENNIFER A	10S04W25CB01700	2669 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
JOHNSON, FORREST R JR & DENISE R	10S04W25CB01800	2673 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
SIKORA, AMY	10S04W25CB01900	2677 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
JANG, AUJIN & LEE SEONAE	10S04W25CB02000	2676 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
HARBACH, DAWN E	10S04W25CB02100	2672 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
WONG, TAI G	10S04W25CB02200	2668 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
WONG, BRITTANY M & NICHOLAS A	10S04W25CB02300	2664 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
PALMER, SCOTT L & BANKS HEATHER E	10S04W25CB02400	2660 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
CUNNINGHAM, JANELLE E	10S04W25CB02500	2656 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
ALEX, TOMMY J	10S04W25CB02600	2652 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
CORDOVA, HECTOR A	10S04W25CB02700	2648 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
LEWEY, KAREN M	10S04W25CB02800	2642 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
FUNKE, RAYMOND & EASTMAN CHRISTINA	10S04W25CB02900	2526 WHITE OAK AVE NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
MARTHALLER, MICHAEL & JENNIFER	10S04W25CB03000	2502 WHITE OAK AVE NW	222,520.00	\$6,641	\$76	445,040.00	2.98%	0.521%
NEWBY, ANN & RYAN	10S04W25CB03100	2484 WHITE OAK AVE NW	242,830.00	\$6,641	\$76	485,660.00	2.73%	0.521%
EVANOFF, DANIEL L	10S04W25CB03200	2643 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
BOURKE, ANNETTE M	10S04W25CB03300	2647 BRIANNA ST NW	176,890.00	\$6,641	\$76	353,780.00	3.75%	0.521%
HARRIOTT, OMAR	10S04W25CB03400	2651 BRIANNA ST NW	196,260.00	\$6,641	\$76	392,520.00	3.38%	0.521%
HAMEL, QUINTON & DANITA G	10S04W25CB03500	2655 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
HAGSE, RACHEL & JAMES ES	10S04W25CB03600	2659 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%

FINANCIAL INVESTIGATION REPORT - Section 2  
Crocker Lane Local Improvement District  
(as of April 15, 2015)

			Total Market					
Owner of Property	Assessor's Map and Tax Lot	Site Address	Value - Land and Improvements	Total Estimated Assessment	Monthly Payment	Bond Maximum	Asmt % to TMV	Asmt % of Project
LARSON, KEITH D	10S04W25CB03700	2661 BRIANNA ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
BATTEN, CHRISTINA R	10S04W25CB03800	2665 BRIANNA ST NW	211,370.00	\$6,641	\$76	422,740.00	3.14%	0.521%
HAILE, NATHAN & SARAH	10S04W25CB03900	2671 BRIANNA ST NW	183,740.00	\$6,641	\$76	367,480.00	3.61%	0.521%
SCHEAFER, JASON R	10S04W25CB04000	2675 BRIANNA ST NW	194,970.00	\$6,641	\$76	389,940.00	3.41%	0.521%
BOONE, DARREN M & TAMRA R	10S04W25CB04100	2678 RED OAK ST NW	206,810.00	\$6,641	\$76	413,620.00	3.21%	0.521%
MOCK, STEPHANIE E & CHRISTOPHER L	10S04W25CB04200	2670 RED OAK ST NW	176,230.00	\$6,641	\$76	352,460.00	3.77%	0.521%
SNOEK, HARRY & CAROL CAMPITELLE	10S04W25CB00500	2654 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
HARRINGTON, TIM	10S04W25CB00600	2646 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
VAUGHN, DAVID KYLE & MARCI M	10S04W25CB00700	2644 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
RAYMOND, FRANKLIN D JR	10S04W25CB00800	2638 KINGSTON WAY NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
DELFINO, CLAUDIO & ALBESIANO EMILIA	10S04W25CB00900	2596 WHITE OAK AVE NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
SLADCIK, GREGORY S	10S04W25CB04300	2666 RED OAK ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
RAILEY, KIMBERLY L	10S04W25CB04400	2662 RED OAK ST NW	176,790.00	\$6,641	\$76	353,580.00	3.76%	0.521%
STROWBRIDGE, MERCEDES R & JONATHAN E	10S04W25CB04500	2658 RED OAK ST NW	198,610.00	\$6,641	\$76	397,220.00	3.34%	0.521%
MOSTEK, MARC	10S04W25CB04600	2654 RED OAK ST NW	224,430.00	\$6,641	\$76	448,860.00	2.96%	0.521%
VERBEKE, JOSEPH M & ASHLEY M	10S04W25CB04700	2650 RED OAK ST NW	163,000.00	\$6,641	\$76	326,000.00	4.07%	0.521%
DALESSI, CHRISTOPHER E & STEELMAN AMY E	10S04W25CB04800	2646 RED OAK ST NW	192,970.00	\$6,641	\$76	385,940.00	3.44%	0.521%
HUBER, COLIN M & PFEIFER MCKENZIE	10S04W25CB04900	2640 RED OAK ST NW	199,520.00	\$6,641	\$76	399,040.00	3.33%	0.521%
MORIN, BRIAN & SARGENT SHAVONNE E	10S04W25CB05000	2422 WHITE OAK AVE NW	223,300.00	\$6,641	\$76	446,600.00	2.97%	0.521%
PHILIPSON, LYSA L & HOWARD	10S04W25CB05100	2412 WHITE OAK AVE NW	241,660.00	\$6,641	\$76	483,320.00	2.75%	0.521%
SWANSON, ERIC N	10S04W25CB05200	2400 WHITE OAK AVE NW	291,240.00	\$6,641	\$76	582,480.00	2.28%	0.521%
JOHNSON, PEGGY A, TR	10S04W25CB05600	2649 RED OAK ST NW	178,060.00	\$6,641	\$76	356,120.00	3.73%	0.521%
HAYDEN HOMES LLC	10S04W25CB05800	2340 CLUSTER OAK AVE NW	279,630.00	\$6,641	\$76	559,260.00	2.37%	0.521%
WILLIAMSON, PAUL & PAMELA	10S04W25CB05400	2641 RED OAK ST NW	229,800.00	\$6,641	\$76	459,600.00	2.89%	0.521%
LEONHARDT, AUDREY & FOSTER JUDY	10S04W25CB05500	2645 RED OAK ST NW	192,300.00	\$6,641	\$76	384,600.00	3.45%	0.521%
FJELD, SHERIL & GERALD	10S04W25CB05700	2360 CLUSTER OAK AVE NW	225,050.00	\$6,641	\$76	450,100.00	2.95%	0.521%
LANKFORD, MARK	10S04W25CB05900	2300 CLUSTER OAK AVE NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
BELL, ERIN & ERVEN SHILOH	10S04W25CB06000	2659 RED OAK ST NW	256,100.00	\$6,641	\$76	512,200.00	2.59%	0.521%
LAFON, MICHAEL & CYNTHIA	10S04W25CB06100	2663 RED OAK ST NW	40,000.00	\$6,641	\$76	80,000.00	16.60%	0.521%
GENT, WILLIAM F & NANNETTE R	10S04W25CB06200	2667 RED OAK ST NW	237,300.00	\$6,641	\$76	474,600.00	2.80%	0.521%
WYATT, RODNEY K & JODIE L	10S04W25CB06300	2673 RED OAK ST NW	291,900.00	\$6,641	\$76	583,800.00	2.28%	0.521%
STUTZMAN, BRENT M	10S04W25CA01102	2711 CROCKER LN NW	311,320.00	\$26,564	\$302	622,640.00	8.53%	2.083%
KERN, MICHAEL R & CHERYL A	10S04W25CA00300	2835 CROCKER LN NW	397,310.00	\$19,923	\$226	794,620.00	5.01%	1.563%

FINANCIAL INVESTIGATION REPORT - Section 2  
 Crocker Lane Local Improvement District  
 (as of April 15, 2015)

			Total Market					
Owner of Property	Assessor's Map and Tax Lot	Site Address	Value - Land and Improvements	Total Estimated Assessment	Monthly Payment	Bond Maximum	Asmt % to TMV	Asmt % of Project
HANSELMAN, ERIKA	10S04W25CA01300	2817 CROCKER LN NW	196,840.00	\$6,641	\$76	393,680.00	3.37%	0.521%
MILLER, KENNETH R & ROSE MARIE	10S04W25CD02400	2641 CROCKER LN NW	205,730.00	\$6,641	\$76	411,460.00	3.23%	0.521%
MANASCO, JOANN & DANIEL E	10S04W25CA01400	2153 BLOOM LN NW	55,000.00	\$6,641	\$76	110,000.00	12.07%	0.521%
DOUGHERTY, ROSE MARIE	10S04W25CA01500	2055 BLOOM LN NW	390,460.00	\$13,282	\$151	780,920.00	3.40%	1.042%
<b>Totals</b>			<b>\$10,452,790</b>	<b>\$1,275,072</b>	<b>\$14,515</b>	<b>\$20,905,580</b>	<b>12%</b>	<b>100.0%</b>

FINANCIAL INVESTIGATION REPORT (Cont.)  
CROCKER LANE LOCAL IMPROVEMENT DISTRICT  
(As of April 15, 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 projected to be about 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 beginning construction 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 \$6,641 to \$750,433. The monthly payment for the proposed assessments project to range from \$76 to \$8,540 for a ten year term.

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

CITY OF ALBANY  
CITY COUNCIL WORK SESSION  
Municipal Court Room  
Monday, February 23, 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

There was none.

MUNICIPAL JUDGE REPORT AND CONTRACT REVIEW

Municipal Judge Robert Scott presented the Albany Municipal Court Judge's Annual Report (see agenda file). He said the trend of increased citations, which he reported on last year, did continue. There was an increase of 1,688 cases in 2014, which is significant. It is his belief that the increased citations are due to increased Police presence and effectiveness, and that this increased presence and the increased citations have the end result of making the City's streets safer, which is everyone's ultimate goal.

Scott said Police videos have been very effective and have made his job much easier. He complimented the Albany Police Department (APD), the City Attorney's Office, and the core of defense lawyers who provide very good value for the City. For the last two years, he has had to report that expenditures had exceeded income. He is happy to report that Municipal Court is back in the black by about \$14,000, a significant increase over the \$91,000 deficit the year before.

City Manager Wes Hare added that there is a commonly held perception that cities issue tickets to generate revenue; however, when considering the costs of the Court system and police officers' time, traffic is a losing proposition. Cities do traffic enforcement for traffic safety, and he agrees there has been improvement in that area.

Scott said there is no backlog in the processing of cases. Much of that is the responsibility of Mary Stankey, the Supervising Court Clerk. He said Stankey is smart, has common sense, is always cheerful, and does a great job. She will be retiring next year and he requested that Councilors find time to come by Court and thank her for her 41 years of service. Scott said he intends to work for a few more years if the Council will have him; he loves the job and appreciates the opportunity.

Konopa thanked Scott for his service. She noted that the Municipal Judge's contract renewal will be on the February 25, 2015, Consent Calendar for adoption.

SECONDHAND DEALERS ORDINANCE AMENDMENTS

Lieutenant Travis Giboney said 18 businesses in town are registered as secondhand dealers and must comply with requirements in the Secondhand Dealers Ordinance. Under the Ordinance, dealers who purchase items on a regulated items list must get a special license, hold and report regulated items, and register with the LeadsOnline system which allows officers full access to information across agencies and jurisdictions.

Giboney said the APD received a complaint that Burcham's Metals was selling items on the regulated items list. He met with Jay Burcham, walked the property, and identified that there were items the APD is trying to watch for and recover when stolen. Burcham's has said that many of the ways they do business is not conducive to the Secondhand Dealers Ordinance; however, they have an eBay store which last week had 2,100 items for sale. If they are able to do that level of administration, he said, they should be able to report on the regulated items list. Giboney is concerned that excluding Burcham's from the requirements because they are a scrap metal dealer buying at cheaper prices could result in that business becoming a dumping ground for stolen property and in stolen property going back out into the community. He noted that Burcham's has a security system and cooperates in trying to reduce metal theft. While this is a good system, he said, it requires additional work for APD than does the LeadsOnline system.

Councilor Rich Kellum said he doesn't think that criminals would actively try to sell stolen items to a scrap metal business because they would receive so little money. He understands that Burcham's occasionally pays more for some purchases, recognizing that they can be fixed and resold, but based on how often this is

happening, he doesn't think the ordinance should apply. Discussion followed regarding the wording of the proposed amendment to the ordinance. Giboney clarified that under the amendment, sales of regulated property would make the business a secondhand dealer subject to the provisions of the ordinance.

Jay Burcham, Burcham's Metals, said he was contacted by the APD last June about the Secondhand Dealers Ordinance due to his involvement in similar issues at the state level. At the APD's request, he reviewed the draft ordinance and gave feedback. At the time, he was told the ordinance would not apply to his business. Because of a complaint by a pawn shop owner, he is now being told that the ordinance does pertain to his business. He said his business is part of the community and he doesn't want to do anything that goes against the APD and what they are doing to fight crime in the community; however, the added requirements would be very involved for his business. He said a goal of the business is to give things a second life if possible; however, items on the regulated items list are not a large part of his business. LeadsOnline is a tool that the business would gladly use for anything that is suspicious or has been reported to them as stolen.

Angela Miller, Burcham's Metals, reviewed the daily reporting the business does as required by Oregon Revised Statute (ORS) 165. She said the business is willing to do whatever they can to improve communication and work with law enforcement to prevent and report in a convenient, efficient, and timely manner.

In response to an inquiry from Councilor Ray Kopezynski, Burcham reviewed his eBay sales operation. He said the items sold on eBay include few or no items on the regulated items list. He referred to Giboney's concern that Burcham's could become a dumping ground for stolen goods, noting he has not seen a tremendous increase in regulated items since the ordinance went into effect last summer. He reviewed the company's internal tracking and reporting procedures and said his business would voluntarily work with local law enforcement to do more, including signing up with LeadsOnline.

In response to inquiries, Miller further reviewed how the ordinance would impact Burcham's operations. She said they receive a large number of appliances for scrap and that tracking, reporting, and holding all of those large items would be very difficult.

Jerry Upshaw, Ace Buyers, said the LeadsOnline system has been productive, although there are glitches, and it has taken him about one hour a week to operate.

Kevin Hart, Cash House, said the hold requirement is difficult and he can see how it would be even more difficult for a scrap metal dealer. He wondered if Burcham's could be required to report on LeadsOnline but excluded from the hold period.

In response to a question from Konopa, Giboney said the 14-day hold is nice but there would be benefit to the reporting even if the hold was not required.

Councilor Bessie Johnson said a scrap metal business is a totally different type of business than a pawn shop which takes in a lot of regulated items and is in the business of reselling. She would like to find a way to revise the proposed amendment so they are excluded. She noted that Council can change the ordinance in the future if needed.

Councilor Dick Olsen said that Burcham's buys large amounts of material and it would be difficult for them to sift through, find serial numbers, and report on regulated items. He has found a variety of items at Burcham's and he would hate to see the community lose that resource due to added regulations.

Councilor Floyd Collins said he appreciates APD trying to anticipate concerns, but there is no evidence that Burcham's is breaking the intent of the ordinance. He said the amendment could be revised so that scrap metal dealers only have to report and hold items proposed for resale, or so that ORS 165 businesses are excluded from the ordinance.

Kopezynski said that Burcham's has already indicated they would voluntarily report with LeadsOnline; he would be fine with limiting the ordinance to exempt ORS 165 businesses. Collins noted that Council could revisit this if there are problems in the future.

Konopa said Council will be asked to take action on this item on the Wednesday, February 25, 2015, Council agenda.

#### LEBANON CANAL UPDATE

Hare said staff continues to be in discussions with City of Lebanon representatives regarding issues around the Santiam-Albany Canal. For the past several years, the City of Lebanon has been charged about \$77,000 per year for use of the canal based on an informal agreement between the former Public Works Directors of both cities; however, that agreement was never formally authorized by the Council. The historic agreement from 1986 states that Lebanon will pay one-third of the operation and maintenance costs of the canal and lays out certain steps and a dispute resolution process.

Staff recommends that Council authorize the City of Albany to bill Lebanon \$77,000 for Fiscal Year (FY) 2014-15 for costs associated with operating the canal to the benefit of Lebanon. For FY 2015-16, staff recommends that a letter be sent to Lebanon in March laying out the anticipated operation and maintenance costs for the coming year and billing them for their one-third portion as stipulated in the 1986 agreement. If Lebanon disputes the bill, staff recommends the issue go to a committee made up of representatives from both cities as called for in the agreement.

In response to an inquiry from Konopa, Hare said Lebanon probably paid close to one-third of the costs in the early years when there was not as much maintenance to the canal. In the 1990s, there was a recognition that more needed to be done to maintain the canal and there has been tension between the two cities since that time about how much Lebanon should be paying. Hare said he has long felt there was a need to find some way to amiably resolve the dispute and this is an attempt to get to the dispute process provided by the 1986 agreement which is still in place

Collins said that, moving ahead, even if Lebanon is successful in getting its own water intake, he would want a document that defines how we deal with land use and other issues associated with the canal.

MOTION: Collins moved to authorize that staff bill Lebanon \$77,000 for the 2014-2015 fiscal year and, beyond this fiscal year, follow the processes in the 1986 IGA. Kopczynski seconded the motion and it passed 6-0.

COUNCILOR COMMENTS

None.

CITY MANAGER REPORT

None.

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix  
Administrative Assistant

Wes Hare  
City Manager

CITY OF ALBANY  
CITY COUNCIL  
Council Chambers  
Wednesday, February 25, 2015  
7:15 p.m.

MINUTES

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Konopa led the pledge of allegiance to the flag.

ROLL CALL

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

Councilors absent: None.

SPECIAL PRESENTATION

National Guard award.

Charles Beuchamp represents the Committee to support the National Guard. Beuchamp said he is here to present an award to a City of Albany employee. The Employer Support of the Guard and Reserve (ESGR) Committee has three missions: to make sure the Uniformed Services Employment Act is complied with by employers and service members; to mediate any issues with the law that may arise to solve them before the issue becomes a legal issue; and to recognize employers that provide good support to the reserves who are serving. The reserves are being deployed now just as much as the regular military. The military cannot function without the use of the reserves.

Beauchamp presented Wastewater Superintendent Kristin Preston with a Patriot Award for being a Supportive Supervisor in recognition of her work to ensure Sergeant Jeff Gill (Wastewater Collections Supervisor) has been able to fulfill his reserve duties. Preston received a certificate and a pin.

Preston said she shares the award with the City of Albany because the management team is supportive and has set the bar for performance and participation. She thanked Gill, who has worked for the City for 12 years. Gill serves in the National Guard and has had two tours in Iraq.

SCHEDULED BUSINESS

Communication

Police and Fire facilities final design report.

Konopa said this has been a lengthy process. There were several members of the Public Safety Facilities Review Committee (PSFRC) in the audience and Konopa wanted to acknowledge their contribution. They put in over 500 volunteer hours. She thanked retired Senator Frank Morse and retired Sheriff Dave Burright for co-chairing the PSFRC. Other members include: Skeet Arasmith, Geoffrey Berg, Tom Cordier, Sharon Edwards, Mike Martin, Chris Norman, Janet Steele, David Reece, Greg Roe, Bill Ryals, Buzz Wheeler, and Ralph Wyatt.

Konopa said there were 13 meetings over one year. This couldn't have been a more thorough review. She thanked them for their time and said it has set the foundation of Albany's future for police and fire facilities. Konopa asked the PSFRC members to stand. The audience applauded.

Konopa said there was a unanimous recommendation by the PSFRC for where we are today.

Jeff Humphreys, an architect with Mackenzie, is the principal responsible for the Police and Fire facilities project review for the City. He provided two assessments: Albany Fire Department (see agenda file) and Albany Police Department (see agenda file).

Humphreys began a PowerPoint presentation (see agenda file). Humphreys said this will be a recap of the last two months of work they have done with the City.

Humphreys said Phase 1: Task Overview is the schedule they worked out with the City. Ultimately they were tasked with evaluating the existing conditions, identifying what the deficiencies were, confirming what the space needs were, establishing a conceptual design, and forecasting costs. In order to achieve those elements,

they provided a scope that broke down into nine different tasks and the schedule was developed with those tasks in mind. Humphreys said they will be discussing some of the items but not all of them.

Humphreys said the nine tasks were:

1. Meet with key staff to set the groundwork for the decisions to be made.
2. Evaluate existing conditions with tours and review of existing documents and past reports.
3. Meet with key staff to develop programs such as space needs and to reconfirm those that had already been completed.
4. Tour 'precedent' facilities, which are other police and fire buildings that have been completed in the last five years to help test or validate the assumptions that were made in the programming stage.
5. Development of floor plans and site plan requirements that met the operational base needs from a programming standpoint.
6. Visioning and public outreach, involving a number of opportunities. Police and Fire each had three different weeks when their facility was available for public tours; on the fourth week, they had a visioning session where the public participated in what the character of the outside of the building should look like.
7. Concept design finalization.
8. Cost development.
9. Final report.

Humphreys showed the existing facilities. The Police Station was built in 1988 with approximately 10,000 square feet. There are a number of deficiencies, namely being undersized. They looked at the buildings from a building code standpoint, a seismic evaluation, energy code, and for Americans with Disabilities Act (ADA) requirements. There are a number of issues.

Humphreys showed the existing Fire Station 11. It was built in 1949 and is 14,500 square feet. It is in bad condition with a number of structural deficiencies as well as ADA and energy code deficiencies. There is no guarantee this building would remain operational in the event of a seismic activity.

Humphreys showed a snapshot of the final Police development. They looked at a number of different options; three evolved, including an option with the building being parallel with Highway 99, a second with the building being perpendicular to Highway 99, and the third with an L shaped building. The first scheme was ultimately selected. It is two floors, 41,000 square feet, and the second floor is smaller than the first floor. It has shelled space that provides room to expand on the second floor.

Humphreys said, for the Fire facility, they considered a number of designs developed for the site plan. The plan that was ultimately selected completely removes the existing building and rebuilds it. The scheme is two stories and 24,838 square feet.

Humphreys said the visioning and public outreach session was held in Fire Station 11's apparatus bay. About 50 people attended and were given the opportunity to weigh in on both the two sites. People were asked to vote on what they thought would be an appropriate building for the site. It was a lively discussion and they had good feedback.

Humphreys explained that from that they developed a number of different massing options, as shown in the slides of conceptual renderings. They met with staff. Each massing option met the program requirements because that was already set based on the floor plan and the site plan. This was to look at what the character of the building should be. The slide shows the scheme that Police ultimately chose.

Humphreys said the conceptual rendering for the Fire Station shows a different character from Police. One of the strategies they will employ is to use similar materials, detailing, and mechanical systems for both buildings in an effort to drive costs down.

Humphreys said the projected cost summary includes such items as the quantities of doors, extent of glazing for the brick, etc. Section 7 of each report shows the construction costs and is also shown on the slide. Since the City is considering a bond measure, it makes sense to look at both projects collectively so side-by-side charts were displayed on the slide. Costs are broken down into three major elements. Construction costs are the first; Police will cost \$12.7 million and Fire will cost \$7.4 million. Humphreys said the construction costs include raw construction and margins the contractor will charge such as profit and overhead, and builders' risk insurance. This was based on a Request For Proposal (RFP) process and a competitive bid and takes into account prevailing wage. The Police cost table includes the construction cost of the building and the site cost. Demolition and abatement are included on the Fire table but not the Police table. Contingencies are built in so they can draw on elements that are not yet designed on the project and eliminate or minimize the risk of going over budget. Humphreys highlighted that the state mandates that they spend 1.5% for green technology. On both projects, they are looking to employ PV panels to reduce the amount of electrical demand for the buildings.

Councilor Rich Kellum asked if the PV panels would be used instead of a generator with battery backup, or if it is in addition to them. Humphreys said it is in addition, and explained that PV panels will not meet the code

requirements associated with emergency power, though it does reduce the amount of demand for the building. The PV panels would be adequate for about 7% of the total electrical load for the building, and the generator will be sized about 50%.

Humphreys explained the consultant costs. Once the project moves to the next phase, there will be a number of costs such as architect, engineers, project manager, and survey work for both projects. Humphreys said these are not just allowances; they have actually consulted with firms and used their budgetary numbers. Special inspections are for third party inspections which are not associated with the design team or the contractor team. For geotechnical services, since these are both essential services buildings they are required by code to have site specific assessments done. A geotechnical engineer provided the budget number. Environmental services, hazardous materials, and mitigation specification is required for the Fire facility. They also have costs identified for commissioning and an arborist. Each cost has a contingency.

Humphreys said owner costs, or soft costs, are the last category. Land acquisition is zero since the City already owns both sites. FF&E is for fixtures, furniture, and equipment. They are listed more specifically in the appendix of the document. There is a separate line item for lockers and shelving even though it is technically FF&E, because they usually expensive items and there are a lot of them. Fitness equipment, telephone data, low voltage equipment are also included. Both facilities will require a move, so they have included a moving allowance and temporary facilities. They recommend that Fire relocate during the demolition and construction because it would be more cost effective. The permit fees assessed have been verified with Planning staff, including taking all the credits that can be waived. There is also 1% of the construction value as a contingency for art.

Humphreys said the "Total Projected Costs" for Police is \$15.4 million and Fire is \$8.74 million. The "Bond Measure Summary" shows that both projects are under the cost of the budget that the City Council approved on February 11, 2015.

Councilor Floyd Collins noted that the costs do not include the issuance cost of the bond, \$201,500, which would be a project cost, but not part of the building cost. Humphreys said that is correct.

Councilor Bill Coburn said the bond measure will be voted on in May. He asked, if the measure passes, when will the buildings be completed? Humphreys said if the City moved immediately into the next phase after a successful bond measure, the project design documents could be completed by the end of this year so that the project could be in the position to bid before the end of this year. He recommends they wait until spring to construct so there are no wet soil conditions, so in March 2016. The construction window is about 1.5 years. It will take about 14 months to build the 24,000 square foot Fire facility, but with the demolition and site work, it could take longer. The 1.5 year timeframe is for both facilities to be built concurrently, as there would be significant cost savings associated with that.

Councilor Ray Kopczynski asked what percentage of the work will be done by local contractors. Humphreys said there could be ways to have as much work done locally as possible. It is commonly done but has not been part of the discussions yet.

Collins asked the date for the Invitation to Bid. Humphreys said their goal is a bid in December in order to tie into current rates for BOLI, before their January increase. This includes an eight-week bidding process with a prequalification process. They would ask them to hold their bids for 60 days to get to a better construction window and to avoid the holidays. Bids would be due late February.

Collins concluded that, based on the rough numbers presented by Humphreys tonight and the Council's previous consideration of a \$24.4 million project, with the high estimate they are now \$80,000 under the \$24.4 million and with the low estimate they are \$1.7 million under. That spread represents what would happen in the bidding process. Humphreys said the numbers he is sharing are on the high end. Collins said the point is that they have stayed within the original estimate; the proposed Fire building is smaller than the previous plan, even with the shift of the administrative staff. Still it is \$80,000 - \$1.7 million less than before. Collins said it is reflective of a good job by the architect and City staff to make sure they are not asking for more than they need. There is always the question of exorbitance, yet he doesn't see anything that represents features that are over the top. Rather, the buildings will have a long life-cycle and will not be built cheaply, requiring more costs later. He complimented staff and the architect.

Kellum said he noticed the furniture will be wood veneer and laminate. He asked if they would be using the furniture they have now. Humphreys said the current furniture is dated and damaged due to its age. Also it is systems furniture and they can't get replacement pieces for it. The proposal includes new furniture. He said they could do an inventory of the current stock and consider reducing it; though that is not reflected in these numbers.

Coburn noted that dispatch recently got new furniture and asked if they can use it. Chief Mario Lattanzio said the goal is to take the current furniture in dispatch and move it to the new facility. They still need to work through the other furnishings.

Konopa asked if the PSFRC members have questions for Mackenzie. Member Janet Steele said she saw the \$200,000 set aside for art representing 1%. She asked if it was fixed. Also there is \$300,000 for a project manager; she asked if that is for one person or a team. Also, under contingency there was over \$1 million for Fire and some for Police; she asked for further explanation.

Konopa said there is a 1990s City ordinance that addresses art. When City Hall was built they realized there was no budget for art, so they passed an ordinance that requires 1% to go towards art in any new public facility. Many larger communities do this also. They have used it for the new Library.

To Steele's other questions, Humphreys explained that there is a state requirement to incorporate new technology, which sets the 1.5% of the construction value. It does not have to be solar but they have found that is a good use of dollars. As to the project manager, they are looking for a Clerk of the Works, who would be independent of the contractor. They solicited input from a number of firms that do that type of service and established the value based on feedback because that is a competitive range for project management service. How many people it will entail will vary depending on the City's scope; it will likely be one full-time person and likely one other to assist in an office. Humphreys said there are contingencies in all three categories because right now the project is being based on limited development of construction documents. They have site plans, floor plans, and renderings. The cost estimator they work with has done a number of police and fire facilities with Mackenzie and there is a comfort level between the two firms. But the project has not yet been developed to the point where they have picked out the exact materials. The contingencies are used to fill in those missing pieces. It is a 15% contingency which is commonly done at this level. He explained how they move from contingencies to a defined category as they get farther into the project.

David Reece said he is impressed with the amount of detail presented tonight. The PSFRC were working with budgetary numbers that were exceeding \$200 a square foot; he noticed that Humphreys' numbers are below that on both facilities, which is impressive. He is hopeful that is through prudence and the materials and design will keep it there. He also noticed there was a commissioning on one building but not the other. Humphreys said he and Lattanzio caught that error; it should not be in the report. There will not be commissioning on either building. Humphreys explained that commissioning is required when going through the LEED (Leadership in Energy and Environmental Design) program. They may want to use commissioning even if they don't go through LEED. He used a car analogy to explain that with a new car, the manufacturer states that the new car meets all the requirements and states a value for performance ranges such as horsepower and gas mileage. He said, if you wanted, you could take the new car to a mechanic and they could tune it for you and you would see premiums with improved gas mileage or performance, for example. That is what commissioning does for a building; items will be fine-tuned to get optimum performance. However, it is not a requirement. Generally the cost of getting commissioned is recouped in less than five years.

Collins asked what the price of construction is doing in the market. Humphreys said it is going up 1.5% per quarter.

Humphreys said the buildings are designed efficiently. The cost per square foot is \$297 for Fire and \$284 for Police. That is very competitive and they are not "Taj Mahal"-type buildings.

Collins said, regarding inflationary costs, given the sequencing of design, bid, initial construction, a good construction window, and finishing the following spring, if we shifted 4-5 months, we are effectively shifting one year in the financing package, because you would lose the advantage of bidding in December through February if you moved bidding into June and July to start construction in September. Humphreys said the summary page doesn't itemize, but built into it is an escalation factor knowing that the project is not going to be built immediately. There won't be an escalation issue in the forecasting versus when it actually gets done. Collins said the schedule optimizes the opportunity for us to get the least cost because we are bidding in the winter when contractors are hungry and building in early spring through summer. Shifting up front by 3-4 months could get us into an additional construction window which would have a 6% per year inflationary impact. Humphreys agreed.

Fire Chief John Bradner said they are pleased with the efforts from Mackenzie and also the design teams from both departments. It has very much been a group effort to get to this point. Mackenzie has been conscientious of costs and the City's needs. Lattanzio also thanked Mackenzie and others who helped with the project. They had a short window of time and did have to make some cuts, but everyone worked with the last-minute changes. There were a lot of meetings and a lot of effort that went into the final product.

Collins said that part of the PSFRC recommendation was the three-legged funding stool: the bond, the settlement proceeds, and the minor amendment process for the Central Albany Revitalization Area (CARA) with future consideration for other qualifying CARA components. He asked, have we reached the point of extracting from the construction estimates what might qualify for meeting the CARA criteria above and beyond the minor amendment, and if so, what the process will be. City Manager Wes Hare said Economic Development & Urban Renewal Director Kate Porsche has estimates of potential dollars that can be used from ARA for these projects. Hare said it may be premature tonight to specify an amount because there are still some unknowns; for example, a museum is an eligible cost under the urban renewal plan and there could be a small museum component potentially for both facilities, but we do not know the square footage yet.

Collins added that the City Council would not be the first decision makers; it would be referred to the CARA Advisory Board and then the Albany Revitalization Agency (ARA) would decide.

Porsche distributed the "CARA Contribution to Police and Fire Stations" (see agenda file). Porsche said that at the direction of the PSFRC, she went back through the Urban Renewal Plan line by line after having conversations with urban renewal attorney Jeannette Launer. Launer and Porsche came up with a basic framework for how the CARA Advisory Board and ultimately the ARA might think about an additional contribution. The CARA Advisory Board already approved a minor amendment to the plan for the two projects. There is a threshold for projects of \$500,000, which grossed up to today's dollars is about \$710,000. If there is work to be done that would already be a part of those projects, for example, the demolition of Station 11 that is already part of the project and something that has to be done to build the fire station, it does fall under the \$710,000 threshold. However, there may be some other items which are additional to the project that might be considered for funding, such as those outlined in the document. She suggested the next course of action would be to discuss this at the CARA Advisory Board level and then ultimately with the ARA. She pointed out that this is her recommendation in looking at the list that she and Launer put together, but ultimately it would be the Council's decision regarding the risk tolerance for a LUBA challenge.

Collins spoke about the Dodge building near Station 11. He recalled that the Council's decision was to find a useful purpose for it or see if it can be hauled away. It wasn't part of the site plan in Humphreys' PowerPoint. Porsche said she and Bradner worked together with a potential user, but there were a number of challenges with that existing historic building. Namely, it is zoned residential and to get it to be commercially zoned it would need a Comprehensive Plan amendment. The building has significant challenges where it stands and also needs spaces for parking. So with that, they are trying to relocate the building to a new lot or, worst-case scenario, if it has to be demolished, to use the historic components of it in other local buildings.

Collins said they can refer this space to CARA and its other potential uses, which would come to the final funding package. He said, that fulfills our commitment to the PSFRC to take a look at the final design and to the extent possible and to the extent that it meets the criteria, potentially expand the use of CARA funding.

Collins said, this is a big step; it has been three years getting to this point. He said, we have more information before us now, more documentation of the need, and documentation of the appropriate programs, building sites, location, and exterior views. He said, we have done more homework to get to this point than most similar projects do prior to coming before the people for a vote. He thanked the PSFRC for patiently wading through all the meetings and materials.

#### Business from the Public

There was no business from the public.

#### Second Reading of Ordinances

1) Declaring a street name change for a public street dedicated and named on the Edgewood Estates Subdivision Plat in Linn County and declaring an emergency:

a) Wilt Avenue SE.

City Attorney Jim Delapoer read the ordinance for the second time in title only: AN ORDINANCE DECLARING A STREET NAME CHANGE FOR A PUBLIC STREET DEDICATED AND NAMED ON THE EDGEWOOD ESTATES SUBDIVISION PLAT, IN LINN COUNTY; AND DECLARING AN EMERGENCY.

Kellum said he still has the same concern that he had before. People would have to change their addresses and other identification but they had no part in the decision. It was the City or someone else who chose the house number and street name, and now that a developer is coming in to extend the street it is impacting those residents. He said, there is an easy way and a right way to do it, which may be different. The residents will be out some effort time and money and he thinks they should find a way to compensate; he gave some examples.

The Council discussed giving a \$100 credit to those affected residents on their utility bill along with a letter. Konopa said she recalls doing something similar, but does not recall the details. Discussion followed.

Konopa suggested they consider an ordinance to make the developer pay. She agrees it will be very inconvenient for the residents to do change-of-addresses, etc.

Coburn agrees with Kellum. He thinks of it as a goodwill gesture. He thinks the City made the error so this would leave a good impression with the citizens.

Kopczynski asked if procedurally it would be easier to postpone these decisions until they could come up with some sort of compensation. Hare said that is not necessary; they could take action on the ordinance now and also direct staff to come up with an offering.

Olsen is in favor of Kellum's idea.

MOTION: Kellum moved to adopt the ordinance and direct staff to provide the impacted customers with a one month credit on their utility bill and a letter of explanation. Coburn seconded the ordinance and it passed 6-0 and was designated Ordinance No. 5847.

b) Bartley Street SE.

Delapoer read the ordinance for the second time in title only: AN ORDINANCE DECLARING A STREET NAME CHANGE FOR A PUBLIC STREET DEDICATED AND NAMED ON THE EDGEWOOD ESTATES SUBDIVISION PLAT, IN LINN COUNTY; AND DECLARING AN EMERGENCY.

MOTION: Kellum moved to adopt the ordinance and direct staff to provide the impacted customers with a one month credit on their utility bill and a letter of explanation. Coburn seconded the motion and it passed 6-0 and was designated Ordinance No. 5848.

2) Amending the Albany Municipal Code Title 7.90 Secondhand Dealers and Transient Merchants; repealing Ordinance No. 5837; and declaring an emergency.

There was an Ordinance on the dais which showed proposed amendments to page 3, item c. 4, by striking "...in which regulated property is returned to base components and not resold as regulated property." (see agenda file). These changes were discussed at the February 23, 2015, Work Session.

Delapoer read the ordinance for the second time in title only: AN ORDINANCE AMENDING THE ALBANY MUNICIPAL CODE TITLE 7.90 SECONDHAND DEALERS AND TRANSIENT MERCHANTS; REPEALING ORDINANCE NO. 5837; AND DECLARING AN EMERGENCY.

MOTION: Collins moved to amend the ordinance by striking "...in which regulated property is returned to base components and not resold as regulated property." on page 3, item c.4. Rich seconded the amendment to the ordinance and it passed 6-0.

MOTION: Kellum moved to adopt the ordinance as amended and Collins seconded it. The motion passed 6-0 and was designated Ordinance No. 5849.

First Reading of Ordinance

1) Amending Albany Municipal Code Chapter 2.27, Community Development Commission and declaring an emergency.

Planner II Anne Catlin said about a year ago they developed the Community Development Commission (CDC) bylaws. Her notes from that meeting show that the Council wanted to appoint the members after the initial appointment. However now that they have gone through the first year cycle, looking at efficiency concerns and the very specific membership requirement, the CDC recommends that the Mayor make the appointments with ratification from the Council. This would make it consistent with the other committees.

Konopa explained that as written, it requires that applications come to the Council and the Council would interview the applicants. For other committees the Councilors appoint members, but the CDC has requirements for members representing specific categories (such as the banking or construction), so it would be more difficult to coordinate. The ordinance brings the CDC appointments in line with how other committees are constructed, by having the Mayor bring appointments to the Council for ratification.

Olsen said that this particular commission doesn't have an effect on public policy like the Planning Commission does or that the Budget Committee might have. He supports this ordinance.

Johnson wondered if staff should do the interviewing. Konopa said that would veer from the current process even more. Hare said, respectfully, staff wants to stay out of it; it is the Council's advisory commission so it is not appropriate for staff to be involved at that level. Staff can help with administration, but not with the actual selection.

Coburn said all the Councilors have appointees on all the Boards and Commissions; and it seems to him that over the years it has slowly shifted to be appointments by the Mayor. He said it seems like they are losing the individual appointees by the Council members. Konopa said it used to be that Councilors only appointed for Planning Commission and Budget Committee. She suggested years ago that in order to have power removed from the Mayor, that the Council should decide the makeup and appointments of any new

committee. This applied to the PFSRC and the Airport Advisory Commission, in which case Councilors appointed members. The Mayor's position makes fewer appointments than it used to.

Kellum is concerned that because they need to recruit members with specific skills for the CDC, there is a benefit in having the entire Council do the appointments in order to get a better cross section. He wants a more diverse group of people. Discussion followed.

Coburn agrees that the Councilors have been making appointments for new committees instead of the Mayor for several years. He asked why the CDC, which is only two years old, doesn't fall under that scenario. Konopa said because the CDC is a bit different in that they want specific skills. The first year staff brought names forward. Catlin described the history of the CDC and listed the current members; she noted that two positions represent other City committees.

Johnson said she thinks they should advertise for the CDC like they do for other committees. If the Council has questions they could ask staff. That would broaden the range of applicants.

Konopa said the applications would be coming forward to the whole body and they would be selecting a member rather than the Mayor presenting a slate. Konopa said if the Council knows of someone that would be a great fit, to please let her know. There are three members whose terms have expired already, which is why staff looked at the bylaws and then noticed that there are challenges with the current process for this particular committee.

Coburn said he is not implying that Konopa would not do a good job of recommending appointees, rather he is wondering why it is being changed and why the CDC is different. He wants to understand the process and the validity for the change.

Discussion followed about how the process might work administratively in terms of advertisement and if interviews are necessary.

Coburn suggested they don't approve the ordinance and leave the process for CDC as it is now. If necessary they could use a ballot system to select members.

There was no action taken on this ordinance.

#### Adoption of Consent Calendar

- 1) Approval of Minutes
  - a) December 10, 2014, City Council Regular Session.
  - b) January 12, 2015, City Council Work Session.
- 2) Certifying properties exempt from property taxation:
  - a) Songbird Village. RES. NO. 6388
  - b) Periwinkle Place. RES. NO. 6389
  - c) ParkRose Properties. RES. NO. 6390
  - d) 1680-1682 Oak Street SE. RES. NO. 6391
  - e) 515 Geary Street SE. RES. NO. 6392
- 3) Approving contract renewal for Municipal Court Judge Robert Scott.
- 4) Appointing Municipal Court Judge Pro Tems and repealing Resolution No. 6306. RES. NO. 6393
- 5) Releasing four sewer and water easements to MWIC Albany, LLC. RES. NO. 6394
- 6) Accepting the following easements from Oregon Metallurgical, LLC:
  - a) A variable width sewer easement on Tax Lot 11S-03W-19 00402. RES. NO. 6395
  - b) A variable width sewer easement on Tax Lot 11S-03W-19 00400. RES. NO. 6396

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

#### Award of Contract

- 1) Authorizing the Finance Director to enter into a contract with Novatime Technology, Inc., for time and attendance software.

Finance Director Stewart Taylor said the current payroll system is primarily paper based. This software would allow automation of the timesheets to create efficiencies in each department. He explained that the current system involves employees filling out paper timesheets and then Timekeepers in each department reenter the information. This software would eliminate data entry errors and would require one data input instead of multiple inputs. He anticipates the return on investment would be in two years. It does not eliminate a position but saves time in each department. It also provides a much better management system for tracking overtime and leave. Novatime includes automated approvals and flags supervisors when employees are reaching overtime levels. It provides better management of the time in different shifts by assigning leave or standby, and has a dashboard feature for managing projects and monitoring leaves. It

creates efficiencies without eliminating accuracy. Taylor noted that Payroll has a very high accuracy and City employees appreciate that.

Johnson commended Taylor for moving forward from a paper environment to this new software. Payroll is time consuming. She is glad it is not replacing employees and it interacts with Eden. She supports this change, and thinks it would be especially beneficial for Police and Fire. Taylor said Police and Fire use other software for managing shifts, though Novatime will be reviewed with both chiefs to see if it would work well for them. Public safety is unique with its shifts and premium pays; so Novatime will be evaluated to see if it has shift tracking and other features. Their current system captures their time well but still has multiple inputs.

Kellum asked if Taylor has determined how many extra hours this would make available for staff at the department level. Taylor said they have tracked the time inputs take in the current process but until the new system is in place, they won't know exactly how much time it will save.

Hare described the current process. This is a system that was considered some years ago when Eden was selected. He said, the payroll portion of Eden doesn't meet the City's needs because our payroll has so many variables and is so complex. This is an improvement.

Kopczynski is in favor of the move. He said if the technology is available to take the place of paper, they should be using it.

MOTION: Kopczynski moved to authorize the Finance Director to enter into a contract with Novatime Technology, Inc., for time and attendance software. Olsen seconded the motion and it passed 6-0.

#### BUSINESS FROM THE COUNCIL

Collins said he read the editorial in the *Albany Democrat-Herald* about the possibility of Millersburg's limitation on debt. His concern is that Albany and Millersburg have several joint ventures where the costs are shared 90/10. He wonders if in the future there was an improvement that was necessary at the Wastewater Treatment Plant (WWTP), that would necessitate a capital investment, for example, what would happen to the existing agreement if the Millersburg has a charter amendment regarding debt. He asked, does a prior contract with the City of Albany supersede Millersburg's charter? He asked, if we need to make an improvement and Albany gets funding but Millersburg does not, what do we do?

Hare said one of the dangers with limitation measures is that there are always unforeseen circumstances that could arise. Such measures limit a community's ability to respond, and moreover limits their ability to move quickly to take advantage of an opportunity. He thinks that the proposed measure in Millersburg likely has a clause that allows them to act in an emergency so if there were a potential crisis for the WWTP, for example, they could likely deal with it. Discussion followed about how Millersburg's charter amendments could impact the City of Albany. Delapoer said it his opinion it is bad policy to limit the flexibility of the elected representatives. He believes there are provisions in Albany and Millersburg's intergovernmental agreements (IGAs) that discuss what happens if one city cannot meet their capital call.

Collins said he asked, not because he wanted to get into the merits of the issue, but rather his concern for Albany is if Millersburg is unable to fund what is necessary for our joint venture facilities. Discussion followed.

Assistant City Manager/Public Works and Community Development Director Mark Shepard said he met with Millersburg City Clerk Barbara Castillo, and she agreed that the IGAs need refreshing. They will look them over during the next year. Collins said he is fine with that; he just wanted to get it on the Council's radar.

Shepard said the City of Albany got the second place award from the Asphalt Pavement Association of Oregon for Asphalt Pavement Construction on an Urban Street, for the roundabout project. He said credit goes to Engineering Manager Staci Belcastro and Assistant Public Works Director/City Engineer Jeff Blaine for oversight of the project; and specifically to Civil Engineer III Nolan Nelson, the design engineer, and Engineering Technician Lindsey Austin, the construction inspector.

RECESS TO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION OR LITIGATION LIKELY TO BE FILED IN ACCORDANCE WITH ORS 192.660 (2)(h)

The Regular Session recessed to Executive Session at 9:00 p.m.

#### RECONVENE

The Regular Session reconvened at 10:15 p.m.

NEXT MEETING DATE: Work Session: March 9, 2015  
Regular Session: March 11, 2015

ADJOURNMENT

There being no other business, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Reviewed by,

Mary A. Dibble, MMC  
City Clerk

Wes Hare  
City Manager

CITY OF ALBANY  
 CITY COUNCIL  
 Council Chambers  
 Wednesday, March 11, 2015  
 7:15 p.m.

MINUTES

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Konopa led the pledge of allegiance to the flag.

ROLL CALL

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

Councilors absent: None.

SPECIAL PRESENTATIONS

2014 Human Relations Awards & Certificates.

Mayor Sharon Konopa introduced Chris Equinoa, a member of the Human Relations Commission (HRC). Equinoa introduced Javier Cervantes, Kim Whitley, Graham Kislingbury, and Debbie Berg. Equinoa said the City Council established the HRC in 2007 to promote harmonious relations among citizens of Albany through recommending programs, activities, ordinances, and expenditures to the Council and the City Manager. The Commission works to foster positive and respectful relations in the community. The Commission strives to help Albany be a welcoming and nurturing community. One way is to sponsor this award, given to individuals and nonprofits who promote harmonious relations in the community. The first award was given in January of 2012. Tonight's awards will be given to two winners and a runner-up who have demonstrated commitment to promoting human relations, diversity, and equality in the community.

HRC member Debbie Berg presented an award to the nonprofit runner-up, the Albany Historic Carousel and Museum, and read part of the application (see agenda file). Wendy Kirbey accepted the award for the Museum.

The individual award was presented to Jim Lawrence for his work with the bicycle safety training program. Berg read part of the nomination letter (see agenda file). Lawrence acknowledged assistance from City staff and GAPS, and recognized parents and other volunteers who help keep the program going.

Berg announced the Linn-Benton Hispanic Advisory Committee (HAC) as winner of the nonprofit award. She read part of the award (see agenda file). The award made special mention of HAC's co sponsorship of Festival Latino. The festival has been a link between Hispanic people and services in the community. In 2013, HAC was a resource to English Language and Cultural Institute in taking over the English as a Second Language (ESL) program from Linn Benton Community College (LBCC). Tammy Skubinna accepted the award for the Committee.

Konopa congratulated all the award winners on behalf of the City of Albany. She said they are part of what makes Albany a great place to live.

Konopa added that Lawrence was humble in his acceptance speech. The question of bike lanes in Albany first came up with the reconstruction of Hill Street. A lot of people felt bike lanes weren't needed because very few bicyclists used the street. Lawrence spoke out on the importance of making streets safe for all users. Konopa offered her thanks to Lawrence for years of support for safe streets in Albany.

Konopa also thanked the HAC for the wonderful Festival Latino event.

Non-sworn Employee of the Year Award.

Police Chief Mario Lattanzio said the Police Department recognizes one employee in the operations division and one in the support division quarterly. From these honorees, the Department names one civilian employee and one sworn member as Employee of the Year.

Lattanzio presented the Civilian Employee of the Year Award to Anna Kitchen. Lattanzio read from the nomination letter which described Kitchen as "the grease that keeps the gears moving smoothly," and called her a "consistently positive influence." Lattanzio presented Kitchen with a certificate and a plaque.

Officer of the Year Award.

Lattanzio presented the award for Officer of the Year to Officer Greg Newman. He said Newman, who has only been with the Department since April of 2013, led the Department last year in arrests. Newman has an "uncanny" ability to remember faces and names, helping other officers to identify previously unknown suspects. Lattanzio praised Newman's ability to respond creatively to situations as they develop. He presented Newman with a certificate and a plaque.

Konopa thanked the Police Department for their service.

SCHEDULED BUSINESS

Public Hearing

ST-16-02. Crocker Lane and Valley View Drive Local Improvement District (LID), adopting the engineering and financial investigation reports, authorizing to secure easements, obtain bids, increase appropriations, and issue warrants for construction.

Open: Konopa opened the public hearing at 7:33 p.m.

MOTION: Councilor Floyd Collins moved to continue the public hearing until April 22, 2015, but that tonight Council hears the staff presentation and from any citizen wishing to address the Council. Further, during the extended period, request staff to evaluate, at minimum, the following: 1) What is the result if the LID process is terminated? 2) Are there options to improving Crocker Lane which would involve only the owner/developer of Phase II/III and the City? If so, define what improvements would be constructed and how existing residents would be impacted. 3) Would projected cost be reduced if Crocker Lane were to be developed using the non urban design standards? 4) Are there other assessment options to more broadly apportion the assessment beyond the currently proposed LID boundaries? Councilor Rich Kellum seconded the motion and it passed 6-0.

City Attorney Jim Delapoer described the procedure for the hearing. He explained the difference between a quasi-judicial and a legislative hearing. He also explained *ex parte* contact. He recommended that Councilors send all received mail to the Public Works Department, which will post them on the City's website where all can read them. He urged citizens to write or e-mail Council members, instead of telephoning, so the Council can make the communication available generally. He also reminded the Councilors to disclose any verbal communication. He asked citizens to send their comments no later than April 20, 2015, to allow everyone an opportunity to read them before the April 22, 2015, meeting.

Kellum asked if Councilors needed to report contact from anyone, or only the people who are concerned with this case. Delapoer said to report conversations with anyone who speaks about this issue. Kellum asked if he could put his disclosures in an e-mail. Delapoer said yes. That would give others a chance to look at it before the next hearing.

Councilor Bill Coburn said he received two letters and e-mails, and his response was only to thank the senders and express his hope that they would be at this hearing. He said he didn't avoid discussion to be rude, but because he is aware of the *ex parte* restriction.

Mayor Konopa summarized how the hearing will be conducted.

Staff Report.

Assistant Public Works Director Jeff Blaine explained that an LID is a tool to fairly apportion costs to properties benefiting from specific improvements. The proposed LID covers improvements to bring 2,100 feet of Crocker Lane, from Valley View to Meadow Wood, up to City standards. He described City standards. The LID also includes a 10-foot wide multiuse path running along Valley View Drive, 1,100 feet from Crocker to Hillcrest.

Blaine reviewed how streets are financed in Albany. The most common way to finance improvements is for private developers to pay for streets in the subdivision, and to pay the development's share of offsite or frontage improvements. Typically, a developer builds the required improvements as part of their initial process. Sometimes the City may decide that the frontage or offsite improvements are not timely with the construction of the development, but it's important that the development pay their fair share. In those cases, the developer signs a Petition for Improvements and Waiver of Remonstrance (petition and waivers), which is filed with the deed for each property in the development. The petition and waiver says that the property owner requests formation of the LID for specific improvements, and waives the right to object to formation of the future LID. All of the properties in question tonight have Waivers for the improvements, except for two properties on Valley View Drive near Hillcrest, and a pending new subdivision on the east side of Crocker Lane.

Blaine emphasized that the petitions and waivers apply only to the formation of the LID. Property owners have not waived their right to challenge the apportionment of the assessment made under the LID. He said that if property owners with waivers have already expressed concerns, Public Works encourages them to bring them up again during the public hearing process. Public Works has heard from 32 of the 72 properties proposed to be included in the LID. All of those properties are opposed to the LID. Blaine said all of the letters and e-mails Public Works has received have been given to the Councilors. He also reminded the audience that LIDs can be formed at any time, regardless of the existence of petitions and waivers; the petitions and waivers only make the process a little more straightforward. Public Works has combined the two LIDs (Crocker Lane and Valley View Drive) into one, just for ease of administration; but the benefiting properties and proposed assessments are unchanged.

Transportation Systems Analyst Ron Irish said he would address three broad topics: 1) Is the Crocker Lane improvement needed?; 2) If so, why start at the north end, not the south?; and 3) What is the benefit of urban design with curbs and gutters, over rural design with ditches and no gutters?

Irish said that Crocker Lane and other major North Albany streets look the same now as when North Albany was annexed. They are rural roads: two 12-foot travel lanes, a six-foot bike lane, ditches, with speed limits around 40-45 mph. They worked well before annexation when population and traffic were low. After annexation, problems developed as the population grew. People began to express concerns about pedestrians and bicyclists on the shoulder, separated from traffic only by a stripe. The City is making improvements along North Albany Road, and will do a sidewalk project on Gibson Hill Road this year that will address these concerns. Crocker Lane still looks the same as it did when North Albany was annexed. Most of the development since 2004 has occurred in the area where the LID is being considered. In 2004, traffic volume on Crocker just south of Valley View was 1,600 trips per day. Since then, new developments in the area have added 1,500 trips per day on Crocker Lane, doubling the number. When all the approved subdivisions are built out, traffic on the north end of Crocker Lane will be about 3,200 trips per day. Applications are in process now for the second phase of the North Creek development, which will add about 785 trips per day, for a total of about 4,000 trips per day. Irish said Elm Street at Seventh Avenue has about 4,000 trips per day. For comparison in North Albany, Quarry Road, just east of North Albany Road, carries about 1,330 trips per day.

Irish addressed the question, why is improvement needed? He said that as development continues, we are likely to see on Crocker Lane the same concerns as on North Albany Road and Gibson Hill Road. The road conditions and speed limit are the same. Pavement condition is another reason for making improvements. Crocker Lane is classified as a collector in the City's Transportation Plan. City standards for a collector street are 7 inches of asphalt over 12 inches of crushed rock, over fabric. Crocker Lane now has 2 to 3 inches of asphalt over 12 inches of round river rock, and no geotextile fabric. This means the road is not stable and will deteriorate quickly. We are already starting to see evidence of deterioration, particularly at the south end of the road. So why start improving at the north end? Most of the lots on the south end of Crocker are already developed. New development will happen at the north end of the street, and the City ties road construction to development. Some developments have already made improvements at the north end of Crocker Lane with private financing or petitions and waivers.

Irish said if the City Council decides not to do a LID, it will not be easier in the future than it would be now. One reason is that several existing petition and waivers will expire in 2016. In the next five years a lot of the waivers will expire, and development will continue. If the City Council decides now to defer forming an LID, a future LID would involve twice as many property owners, making the process more difficult for both the City and the property owners.

Finally, Irish addressed the question, why build to urban standards? First, he said, there are already several small subdivisions at the north end of Crocker Lane that already have improvements to urban standards. Second, urban standards use less right-of-way (ROW). Both have comparable travel lanes, bike lanes, and sidewalks. The biggest difference is between a landscape strip (urban) and a ditch (rural). A ditch takes up more space. There is enough ROW along the whole length of Crocker Lane from Valley View Drive to the intersection at Gibson Hill Road to build to urban standards without requiring more ROW. For development to rural standards the City would need additional ROW, maybe 5 to 6 feet, which would eat into the yards of existing homes. The third reason to build to urban standards is the opportunity to get the speed limit reduced. The Oregon Department of Transportation (ODOT) likely won't change the speed limit on Crocker Lane unless the City changes the character of the road. If Crocker Lane is built to urban standards, the City can petition ODOT to lower the speed limit to something more appropriate to an urban road.

Civil Engineer III Gordon Steffensmeier reiterated that the Valley View Drive LID and the Crocker Lane LID have been combined for purely administrative purposes.

Steffensmeier used several maps on the overhead projector (see agenda file). He pointed out the properties included in the Crocker Lane LID, and the properties subject to a petition and waiver. The properties on the west side of Crocker Lane are all included in a petition and waiver that happened with the Williamson partition in 1996. He described how other properties became subject to petition and waivers for the Crocker Lane improvements. He also pointed out properties along Crocker Lane that are not included in the LID. Developments on those properties have put in their own privately-funded improvements. Four other

properties on the east side of Crocker Lane have never applied for development and are not subject to a petition and waiver. Public Works has proposed that the City to put aside \$85,000 to cover any future frontage improvements if those properties develop, at \$139 per foot.

Steffensmeier said the proposed assessment is per lot. He described how the lots are proposed to be assessed. He said North Creek would be counted as one lot. The MBBH property would be counted as 113 lots based on surrounding density. Steffensmeier said the project estimate for all of Crocker is \$1,642,000. 192 lots would be assessed, at \$7,615 per lot. The assessment could be lower if the City provides funds from three possible sources, including the \$85,000 mentioned earlier. The City could pay up to 30% of the cost of the project if the Council chooses. Steffensmeier then used a map to explain the proposed Valley View Drive assessment, which includes the lots from the Williamson partition, obligated by a petition and waiver, and two properties not subject to petition and waiver but included to connect the improvements to Hillcrest Drive. He also showed how the two assessments overlap.

Steffensmeier said a neighborhood meeting was held January 13, 2015. Nine property owners attended, as well as two representatives of Benton County and two representatives of MBBH Development. He summarized the comments and concerns expressed at that meeting. He showed a map indicating the responses received from property owners. Public Works received a total of 43 letters and emails about the proposed LID; 22 of those were given to the Council at the March 9, 2015, Work Session. Since then, they've received 21 more responses, which he passed out to the Council (see agenda file). He summarized the most common comments and concerns in the correspondence.

Steffensmeier said staff recommends forming the LID as proposed, and begin the Crocker Lane design immediately with construction to start in the summer of 2016. Staff suggests waiting on the Valley View Drive design until Benton County and MBBH have decided the question of the park donation. The new subdivision is near wetlands and Benton County Park. If the donation could be connected with the park by a multi-use path, instead of a sidewalk on Valley View Drive, then the Valley View Drive LID would not be necessary. Staff recommends that the City contribute \$552,600 toward the Crocker Lane improvements, which would reduce the per-lot assessments by 38%. If the Council chooses to do this, they would need to move the project onto the Transportation System Development Charges (TSDC) funded list and take another project off. The same approach could be used for Valley View, which qualifies for a 40% City contribution, based on TSDCs.

Kellum said he tried to count the lots, but couldn't come up with a good total. He asked, how many lots are on the property? Steffensmeier said 82 building lots, plus the park donation and wetlands. The property will be assessed for 113 lots.

Assistant City Manager/Public Works and Community Development Director Mark Shepard said a Council decision on April 22, 2015, to form an LID would trigger design and then construction of the improvements. Improvement costs would not be assessed to properties until after construction is complete and total costs are known. If construction happens in summer 2016, he would anticipate assessments to become due in the fall or winter of 2016, or early in 2017. There would be another public hearing before final assessments would be levied.

Councilor Dick Olson asked, when North Albany Road was extended into the subdivision on the other side, was that whole subdivision part of an LID and was it charged? Steffensmeier said that all lots in Covey Run were assessed. Konopa said that was the same scenario as for the 53rd Avenue improvements; the subdivision paid for the road improvements, the bridge, and the traffic signal.

Konopa said a lot of people had signed up to testify. She asked them, if they already submitted written testimony, to just state if they were for or against. She said staff would write down any questions and address them at the end of the testimony, or after the public hearing. She said that all questions and answers would be part of the record. She also noted that the meeting would be posted the City's website tomorrow if anyone needed to leave early.

Konopa called the names on the sign-up list (see agenda file).

Jeff Powers, Benton County Natural Areas and Parks Department, reconfirmed that they are in discussion with the developer about the 10 acres being donated for addition to North Albany Park. One consideration is that although the land would be donated, Benton County would still be obligated for improvement expenses through the LID. Benton County wants to be clear about what those obligations are. They are also discussing putting a multiuse path through the property instead of a sidewalk on Valley View Drive. They would incorporate the path into the park amenities. Benton County's intention is to recognize the donated acres as one of the last forested areas in the neighborhood and hold it for the community as open space and parkland. They have heard that the neighbors want that, and it would be compatible with their goals also.

Collins asked if the donation has been concluded. Powers said no; they will not take action until Benton County's obligation becomes clear and the placing of the pathway is decided.

Myles Breadner, 123 NW Seventh Street, Corvallis, managing partner of MBBH development, owns the 31 acres next to the park. He has built a thousand lots in Albany in 23 years, and has committed all of his capital and efforts to working in Albany. This site was a product of the great recession, sold in 2008 for \$3 million, and financed by Columbia River Bank. When Columbia River Bank went out of business, the property was purchased by another bank in a loss share agreement with the FDIC. In 2012, Breadner bought 58 lots for Hayden Homes and land-banked them. The lots were not part of the development that got built; if they had been, MBBH would have expected to pay for a half-street improvement during Phase I. MBBH was not a part of it not getting done. The 31 acres had prior plat approval for 121 lots. MBBH didn't like the plat, saw the North Albany Park next to it, and talked to the City of Albany and Benton County about downscaling and adding the treed area to North Albany Park.

As to the LID, Breadner said that after 22 years in Albany, he would not be against something the City wants to do; but can't say he's for it because of the huge financial impact to him and the potential of losing the park donation. If MBBH built a half-street, it would cost \$340,000. If everything goes right under the LID, his cost would be \$535,000. He's giving property to Benton County for the park, but Benton County will be responsible for their half-street improvement. They figured it at \$140,000 and would need help with that amount. If MBBH's obligation is \$200,000 or more, Breadner is not sure whether the park donation will go through. If not, MBBH will have to consider resubmitting a subdivision application to put the property at its highest and best use. He asks that the City Council consider that possibility. He hopes to be able to do the improvements privately from the start of the property to Valley View Drive and would then be able to help Benton County with their part.

Brian and Amy Sikora, 2677 NW Kingston Way, said most of their concerns have been addressed. They want to go on record that they are against what is being assessed.

Howard Philipson, 2412 NW White Oak Avenue, is against the LID. He sees no benefit in the improvements. He asked why they have to pay to repair the whole street when the developers on the other side are not required to. Konopa said that some of the developers of property on the east side of Crocker Lane did pay into a fund that will lower the cost of this LID.

Lisa Philipson, 2412 NW White Oak Avenue, said she is against the LID.

Shavonne Sargent, 2422 NW White Oak Avenue, said she is opposed to assessment. She said, when Blaine spoke, he said improvements are for potential beneficiaries of a project, but she thinks the beneficiaries are disproportionately the non-LID proposed residents. She said, development happens over time; we're all part of the problem, all of the residents moved in at different times. But the assessment is not proportionate; those who have moved in more recently have the most cost, but the benefits go to those who have lived in the area 20-30 years.

Ken Marshall, 2697 Broadway Street NW, said he is not in the LID but would benefit, if there is a benefit to improving Crocker Lane. He agrees it is an unfair distribution of cost. He's been in real estate for 40 years and has done many subdivisions, but he has never seen a case of assessing a recent subdivision for full-street improvements. He thanked Collins for his motion to consider who benefits and how to spread out the cost. He thinks improving the condition of the road is a benefit and is in favor of reducing the speed. He said he recently sold a house on Brianna Street to his stepdaughter and her husband. The petition and waiver was on the preliminary title report. He read part of the petition and waiver regarding oversizing. He thinks the proposed LID is an oversizing of the assessment. The standard in the industry is for the developer to do half the road. He asked the Council to also consider how the improvements will end at Gibson Hill, where the urban road will meet the unimproved rural section. He wants the City to give more consideration to the project.

Konopa noted that 100% of City property taxes do not fully fund all City services. Gas taxes, which are very limited, are used for streets. The condition of approval provides for the residents of the development to pay for Crocker Lane, instead of all of the residents of Albany paying for Crocker Lane.

Brian Moran, 2422 NW White Oak Avenue, thanked the Council for their work. He does not support the LID. It needs more work.

Collin Huber, 2640 Red Oak Street, recently moved into the neighborhood. He is opposed to the LID. The improvements are on the north upper side of Crocker Lane. Part of the stated purpose is to give neighbors a safe place to walk, but people won't walk that section because it's too steep. It's a waste of money to put in sidewalks and bike lanes. The neighbors below don't drive up there; there's no shopping or restaurants, so they don't travel that way.

Mike Lafon, 2663 Red Oak Street, said the Pledge of Allegiance reminds him of the founding of this country. One of the reasons for its founding was unfair taxation. He objects to this form of it. It places the burden of the project on this group instead of on all who would benefit. The selection of properties to be assessed seems to be arbitrary. He said the audience had been given lots of additional information tonight. He'd like to make further comments at the next meeting. Konopa said he could do that. Lafon said if there are 1,500 trips per day on Crocker Lane; with 62 properties in North Creek, a lot of people outside of North Creek are

benefiting, too. The City is struggling for money; so are area residents. He asked, why not consider raising the gas tax to pay for roads? The assessment formula given for those on east side of Crocker Lane is \$139 per foot. Using the same formula for this project results in a cost of \$292,000 for 2,100 feet, yet the City says it will cost \$1.5 million. He asked, why the discrepancy? Also, the project is at least a year out, so the cost could go higher, yet residents already cannot afford the \$1.5 million the City estimates now.

Jesse Lovrien, 2464 SW Glacier Place, Suite 110, Redmond, said he represents Hayden Homes. He is here in opposition to the LID. He understands the importance of proper infrastructure and respects what the City is trying to do, but the assessments levied are excessive. This property has changed hands several times. The petition and waivers were created in 1996, long before any of parties involved would have been at the table. Since then other mechanisms have become available to fund improvements. Hayden Homes bought finished lots in North Creek in 2012; the earlier development could have been subject to paying into a fund or to a requirement to build infrastructure. When development occurs it is expected that the developer will do improvements along frontages. That didn't occur here and the costs are now being passed on to homeowners, who are much less able to afford them. The assessments are \$7,000-plus per lot, which is a lot of money. In a large-scale development, the developer can do a capital fund to absorb the cost, but to an individual homeowner it is a lot of money.

Lovrien recalled that Breadner mentioned that doing development in the private sector would be cheaper. It can be done through a private competitive bid that isn't subject to prevailing-wage requirements. Also, the North Creek community is subject to assessments for both Crocker Lane and Valley View Drive. Lovrien doesn't see the connection between North Creek and Valley View Drive. The frontage that North Creek shares is minimal, but they're sharing a large burden of the cost. He opposes the LID because he thinks there are other ways to do the improvements.

Collins said Lovrien had raised the point that petition and waivers were in place when Hayden Homes bought the finished lots. He asked Lovrien if he could think of a way to help the City get rid of the petition and waiver process by incorporating some equivalent value into Hayden Home's selling price of the individual lots. Collins said buyers are surprised to find out about the petition and waiver because they don't see it in their title report; but if it were in their base lot price, it would be in their first transaction with Hayden Homes. Lovrien said usually improvements happen when the development occurs, so they would already be done before the homes were built. He has seen capital funds created or SDCs increased for improvements. If he were developing a property, he would expect to be required to do the frontage improvements as a condition of approval.

Collins said a previous City Councilor was always against half-street improvements, because of the difficulty of designing them to match up when the other side of the street developed. Collins thinks that is part of the timeliness issue. Lovrien agreed, and said he thinks that these improvement costs should have been levied on the previous developer and put into a fund, instead of passed on to the homeowners. Then the cost could have been put into the homes' purchase price. Collins asked Lovrien and Breadner to work with City staff to develop creative solutions so this doesn't happen again. Lovrien said he would value the opportunity to work with the City on a creative solution.

Mercedes Strowbridge, 2658 Red Oak Street, spoke on behalf of herself and her husband Jonathan. They moved in a year ago; it's their first home. They are both school teachers and were careful to buy a house within their means. The LID assessment would be a big financial hardship. They're both paying off student loans, and \$80 a month for 10 years is a lot of money. They don't think they should be assessed for parts of the road they're not using, especially the Valley View Drive portion. She agrees with previous speakers that it's a disproportionate burden. They know the City is in a hard spot and that there's no way to please everyone. She hopes the City will continue to work on a solution that works for everyone.

Harry Snoek, 2654 Kingston Way, said he delivered a letter to the City Manager on March 9, 2015. He handed the City Clerk a petition with 35 signatures of people who are opposed to paying the assessment (see agenda file).

Bill Root, 2634 Valley View Drive, said he is one of the two properties on Valley View Drive being assessed. He is chairman of the North Albany Neighborhood Association (NANA). He announced that Breadner and Powers will at next NANA meeting to discuss the parks development piece. He is opposed to the LID for Valley View Drive. He commented at the Homeowners Association meeting about Valley View Drive, and staff worked with those comments. He thanked staff for that. He was opposed to a sidewalk, and explained why. The City came up with a multiuse path instead. As to the park donation, if the path went through the property and the LID for Valley View Drive could be dropped, he wouldn't object. He doesn't object to the cost on his own part, but it would be hard on those assessed \$4,000 in addition to the Valley View Drive assessments. He suggests that the City drop the LID for Valley View Drive. It isn't needed and would help the park negotiations.

Peggy Johnson, 2649 Red Oak Street, said she turned in a letter of opposition to the Crocker Lane and Valley View Drive LID (see agenda file). She is opposed, partly because of the cost to homeowners. Her neighbors are mostly young families with small children. She herself is on a fixed income. This is very expensive. She

would like staff to do more research and bring the cost down. Crocker needs to be fixed, but the amount being assessed is extravagant.

Tim Harrington, 2646 Kingston, said he is opposed. He said, we know the cost when we buy something, but when they bought their property, they were not aware of the petition and waiver. To be blindsided like that is unreasonable and unfair. Developers should have to pay for improvements when they build. To pass the cost on to homeowner seems unfair and unethical. Kellum asked if Harrington thinks homeowners should not pay at all or that the costs should be in the price of the property. Harrington said he thinks the developer should pay.

Raymond Funke, 2526 White Oak Avenue, is opposed. The cost to homeowners is high. He wants to see if a lower cost could be worked out.

Robert Sams, 2662 Kingston Way, said he lived for 20 years on Crocker Lane. He has seen the increase in traffic. He's also seen that maintenance by the City and Benton County has been limited to striping and nothing else in 20 years. He said Crocker Lane's deterioration is due to lack of maintenance. He attended the hearings for North Creek. The City didn't require the original developer to pay their fair share or to post bond, but said the improvements could all be made with Phase II. The developer then went broke, and now the City is coming back to the people in the neighborhood who have already paid a lot of money to the City for building permits. He said the City wants the revenue the development will bring. He said Irish stated that trips on Crocker will double based on build-out, but at this point, Crocker Lane is sufficient for the people who live there. If the development will create double the trips, then the developer should build the road, and if he can do it for half price privately, let him. He also mentioned that at previous hearings, the City said it had funds for a traffic light at Gibson Hill and Crocker Lane. He asked, does the City still have those funds? The intersection warrants a light now. He said it's time for the City to step up and take care of the street. Current homeowners are only 5-10% of the traffic. Crocker Lane's deterioration is the City and Benton County's fault.

Eric Swanson, 2400 White Oak, said he has lived there one year. They moved there to get a bigger house for their foster son, who just passed away. The funeral was expensive. Now they are facing an assessment up to \$10,000. They bought their house knowing they could afford it, but adding \$10,000 to the cost now puts it in question whether they can afford it. They give to the community and it seems unfair. The cost should have been paid up front by the developer, not after the fact. Even if they knew what they were looking at they would not know how much it would be. He said, for the community and the future, don't do the LID. People think everyone in North Albany is well-to-do, but that's not the case; most are stretching. He is willing to pay his fair share but it's disproportionate to pay for sidewalks he won't use. He is opposed. If there was a fair and reasonable offer to vote on, he would be in favor.

Rachel Haggerty, 2659 Brianna Street, said her household is two students. Her husband is working on his PhD and she is working on her Masters. They have \$125,000 in student loans. They have just bought their first home. She said Apartments in Corvallis rent for \$1,000/month for 900 square feet. Owning a home is a traditional part of the American dream. They are here because they chose the City Council to represent them as elected officials. They have voices and the Councilors are the leaders of their voices. They are opposed to the LID. They budgeted carefully and chose Hayden Homes because it fit their budget. Their mortgage is less than rent in Corvallis. She thanked the Council for their time and patience.

Mark Mostek, 2654 Red Oak Street, said he has lived there about five years. He's seen how the area's been developed. He understands the need for road improvements, but it is not fair to assess just this group of homeowners. He sees a lot of traffic. He asked, does the traffic volume numbers take into account people who don't live in the neighborhood but use the road? Can the City reevaluate the assessment? He said, the improvements need to be made, but the cost needs to take in more people. He asked, why are those not living on Valley View Drive being assessed for those improvements? The City needs to assess all in North Albany that use the road. He is opposed to the LID.

A letter was turned in from Todd and Emily Franson Jones (see agenda file).

A letter of opposition to the "Crocker Lane and Valley View Drive Local Improvement District," from Aujin Jang and Seona Lee, was turned in to the City Clerk (see agenda file).

Judy Foster, 2645 Red Oak, says her mother owns her own home. She is elderly and lives by herself on a fixed income. Foster says she doesn't know how to tell her mother about this assessment. She is opposed to the LID.

Mark Lankford, 2300 Cluster Oak, said he moved in two weeks ago. He is opposed. The improvement costs should have been paid by the developer or by Hayden Homes.

Scott Palmer, 2660 Brianna Street, said he is opposed. The new developer, MBBH, is being assessed now, but Hayden didn't add the assessment into the cost of their homes. MBBH will add it into the cost of the homes. Breadner is paying up front now and will get it back, but the home-buyers won't get it back. Palmer moved here from Salem for a better life for his son, but is a single-income family. Palmer drives to

Woodburn daily for his job. Gas prices are high. He's doing everything he can to just to buy his family food, clothes, and necessities. He can't afford a \$10,000 assessment. He says he will lose his house to pay for the road. He doesn't use the road; he drives north every day. He says it seems ridiculous to pay for something they don't use. He likes the area for its country feel and wants to keep it that way. The assessment will force him out.

Cindy Lafon, 2663 Red Oak, said today was their first day in their new house. She asked, where is the county in all of this? Crocker Lane is a county road; what is the county contributing? Some people in the area already paid their assessment. She asked, did they pay by the same formula new residents are being assessed at? If not, can the formula be made equal across the board? They are being assessed at \$9,000 for 2,100 feet of improvements. Three steps on the sidewalk at \$400 a foot is \$1,200. Konopa asked Lafon if they were told about the petition and waiver before they signed for the house. Lafon said there was a "waiver petition" in the Hayden paperwork. She said they asked if there was any work pending on Crocker Lane and were told that they didn't know of any. That was in early January. The petition and waiver was vague. It said they could remonstrate against the assessment; that's why they are here tonight. The petition and waiver is 19 years old, and there were no numbers attached. Lafon said she thinks most home-buyers assumed the petition and waiver would expire. Most people in the neighborhood got their notices by registered mail a few days ago. The Lafons got theirs by email. They were surprised to have to sign for a \$9,000 debt on a property they had just paid for.

Mike Marthaller, 2502 White Oak Avenue, said he is opposed. He and his family moved into North Creek almost two years ago. He drives 130 miles to work and back so they can live here. Getting blindsided by a \$10,000 fee is ridiculous.

Rodney Wyatt, 2673 Red Oak, said that Delapoer' explained that this hearing is just about getting the facts. The letter they received from the City Manager references a Bloom Lane LID. The letter says that LID was abandoned because the neighborhood came out against it. That is why they are here tonight; to get this LID dropped, because the hearing isn't just about getting the facts.

Konopa stated that the hearing will be continued to April 22, 2015. She asked if the Council had questions for staff. Shepard said staff would be happy to answer questions, but it might be more constructive to provide the Council with a written list of questions and answers already made, before April 22.

Councilor Kopczynski asked if the assessments are payable immediately, or can they be paid over time. City Manager Wes Hare clarified that nothing been assessed yet. The concern tonight is what the bill will be and that will depend on how much the Council wants to contribute to the project, if the LID is formed. There would be a payment plan, with interest.

Finance Director Stewart Taylor said that in Albany, the repayment period has typically been 10 years, but could be longer under state statute.

Kellum asked when the public will get answers to the questions they asked tonight. Shepard said answers to the questions posed tonight will be part of the agenda packet for the April 22, 2015, meeting. The packet will be posted on the web site the Friday before the meeting.

Scott Palmer came forward again. He said he understands that none of the questions and answers will be available to the public before April 20, 2015, but he wants a running dialogue on a public forum like the web site. Hare said he doesn't know of a process to manage a public hearing that way. Konopa explained that the record is left open to the public hearing April 22, 2105, and the public can address any of tonight's questions and answers then. Palmer is concerned about knowing what is being done on a daily basis. Hare said nothing will be done, other than the City will be gathering information. Palmer wants the information on a daily basis. Delapoer explained that the City Council is a deliberative body, which means there isn't one person here who can answer any of the questions. Many of tonight's questions are on debatable points. There are seven members of the Council and none of them have decided yet how they will vote. Collins' motion to continue the hearing means that before the next hearing, staff will try to figure out other ways to address the concerns raised tonight. Delapoer explained that if the Councilors knew right now how to address the issues, this would be a phony hearing. The process has to take time. Konopa said the Council will not discuss this topic until the public hearing on April 22, 2015.

Coburn said one of the reasons he didn't respond to e-mails is that the Councilors are not allowed to have those discussions outside the public meeting.

Olsen said this is a really tough problem, and the Council is asking staff for a better solution. They hope to hear a better solution on April 22, 2015.

Collins said as he remembers state statute on LIDs, there are provisions for deferring assessments for seniors until the property transfers. Shepard said there was such a program but it was discontinued in 2011. However, the Council could create their own deferred assessment process, but they would have to figure out how to finance it. It has been done by previous Councils for previous LIDs.

A letter of opposition to the "Crocker Lane and Valley View Drive Local Improvement District" from Mark Lanford was turned into the City Clerk (see agenda file).

Collins asked about interest rate on deferred assessment programs. Taylor said state statute defines the interest rate and there is some flexibility.

Councilor Bessie Johnson said the Council is here to listen. She said she once asked a title company why they don't they tell people about petitions and waivers; they told her it was not their job. Her opinion is that people should talk to their legislators and get something changed so that things like this are brought out during mortgage closings rather than hidden in the fine print. She was hit with something like this, too, but didn't have to pay until she sold her house. She understands that it's frustrating to find out this way. She thinks a gas tax would be a great way to pay for road improvements. She said the public should keep their comments coming, and the Council will do best they can.

The Council recessed at 9:52 p.m. for a 5-minute break.

Letters of opposition to the "Crocker Lane and Valley View Drive Local Improvement District" were given to the City Clerk by the following people: Mercedes Strowbridge; Jason Robert Scheafer; Michael Marthaller; and Denise and Forrest Johnson (see agenda file).

The Council reconvened at 9:58 p.m.

#### Business from the Public

There was no business from the public.

#### Adoption of Resolution

##### Adopting a supplemental budget increasing appropriations in the Central Services Fund.

MOTION: Kopczynski moved to adopt the resolution adopting a supplemental budget increasing appropriations in the Central Services Fund and Collins seconded the motion. The motion passed 6-0 and was designated Resolution No. 6397.

#### Adoption of Consent Calendar

##### Approval of Minutes

- a) January 26, 2015, City Council Work Session.
- b) January 14, 2015, City Council Regular Session.

MOTION: Collins moved to adopt the Consent Calendar. Kopczynski seconded the motion and it passed 6-0.

#### Award of Contract

##### Authorizing the Finance Director to enter into a contract with Piper Jaffray, Seattle-Northwest Division; and repealing Resolution No. 6379.

Taylor reminded the Council that in January he brought a one-year extension of this contract to the Council. Piper Jaffray wanted changes that were substantial enough that he and Delapoe thought they should bring back the complete contract. The original contract dates back about 8 years. Since then, the contract has been transferred. There were three items to be renegotiated, and staff thought it would be better to have a new contract. These types of contracts are exempt from competitive bidding under Oregon purchasing rules. Staff recommends going forward with the new contract so we can continue with the same financial advisors.

MOTION: Kopczynski moved to authorize the Finance Director to enter into a contract with Piper Jaffray and adopt the resolution. Collins seconded the motion and it passed 6-0 and was designated Resolution No. 6398.

#### Award of Bid

##### ST-13-03, North Albany Road Reconstruction.

Coburn stated that he had a conflict of interest. The company he works for will be involved with the project. He recused himself and left the dais.

Engineering Manager Staci Belcastro summarized staff's award recommendation for the North Albany Road Reconstruction project. The City received six bids, ranging from \$6.1 million to \$7.8 million. The engineer's estimate was \$5.8 million. K & E Excavating was the apparent low bidder but their bid was determined to be non responsive. Staff recommends that the City accept the bid from the next-lowest bidder, Emery & Sons Construction of Salem.

Belcastro said the North Albany Road project will include full-width improvements to urban standards from the railroad tracks to just north of Quarry Road, with curb and gutter, sidewalks, bike lanes, and a center turn lane. A new bridge will be built over Thornton Lake, and West Thornton Lake Drive will be realigned to connect to the traffic signal at the North Albany Middle School entrance. The road will also be raised for emergency-vehicle access in case of a major flood. The project will also include about 3,800 feet of 30-inch diameter HDPE water line, which will complete the last phase of the Broadway Transmission Main project, connecting Albany south of the river to the Broadway Reservoir.

Belcastro said staff determined that K & E's bid was nonresponsive because they failed to meet the minimum HDPE experience requirements. She explained the requirements, which staff feels are critical to the project because HDPE pipe has material properties that make it different to handle during construction compared to other pipe materials. K & E's bid listed Oxbow Construction to fulfill two of the experience minimum requirements, but did not list them as a first-tier subcontractor. All other bidders who listed subcontractors to fulfill the experience requirements also listed them as a first-tier subcontractor. K & E explained to staff that they planned to use one person from Oxbow, not the company, to fulfill both experience requirements. Staff finds that this approach is unacceptable and provides an unfair advantage to K & E. Engineering staff consulted with the City Attorney in making this decision.

Kellum asked if there is any evidence that K & E could not do the work. Belcastro said according to the bid, Oxbow was to do the work – but Oxbow in fact wouldn't be doing it. Shepard said K & E did not meet the standards set by the City for demonstrating experience, so the City can't determine whether they have that experience. Not meeting the requirement to demonstrate also gave K & E an unfair advantage over the other bidders.

Blaine said it is his understanding that K & E did not meet the minimum requirements of the bid document. They intended to hire a superintendent from another company to train K & E's crew to install the HDPE pipe on this project. He is uncomfortable with that, for the same reasons Belcastro described. It's a big project, and a critical one. The importance of the project justifies the need for the experience required.

Kellum asked if the pipe is tested after it is put in. Belcastro said yes. Kellum said he doesn't see the problem. The issue is basic fairness. Doing the job is what's important. The job will be tested so we know it will work. Shepard said the water line is a crucial part of the road project, which is on an extremely tight timeline. Any issues with the pipe could delay the whole project.

Konopa added that accepting K & E's bid would change the project requirements and require the project to go back out to bid to allow other bidders to not meet the requirement. Kellum said that would depend on whether the standard is functional, or whether we object to the way they met the standard. Delapoer said they did not meet the standard.

Collins said the Council has two options: award as staff suggests, or reject all bids and readvertise. He asked, what would the consequences be of rebidding? Shepard said the project likely would not get done this summer. If we tried to bid again for this summer, we would pay more because contractors are filling up their schedules. Construction costs have gone up 7% since last summer, so the City would probably pay another 7% more if we bid for next summer. That would be \$320,000 more just for inflation. Collins said the project has already been delayed two years. Utility work has been done in preparation, the school has already planned for the road closure, and the community has been notified. The bid tabulation shows five contractors that followed the rules and one that did not.

Johnson asked Belcastro if there is an appeal process for K & E. Delapoer said they can file a lawsuit to try to stop the project. If we do award to K & E, Emery could also file a lawsuit to stop the award, saying we didn't follow the law.

Kellum said he thinks we are using the wrong standards. Belcastro clarified that the bid requirement wasn't a prequalification; it was an experience requirement for installing large-diameter HDPE pipe. K & E has never done that.

Collins said, if K & E had listed Oxbow as a subcontractor with experience who would bring their own crew and their own superintendent and their own tech, we wouldn't be discussing this question. The error was made by K & E. They did not demonstrate that they have ever done the work, nor are they hiring a firm that has ever done the work.

MOTION: Kopczynski moved to award the contract in the amount of \$6,559,593.16 to Emery & Sons. The motion passed 4-1 with Kellum voting no and Coburn recusing himself.

#### Appointment

Appointing Jane Donovan to the Arts Commission.

MOTION: Johnson moved to appoint Jane Donovan to the Arts Commission. Kopczynski seconded the motion and it passed 6-0.

BUSINESS FROM THE COUNCIL

Kellum said the County has announced that they have received the last two proposals for the sales position system at the Expo Center.

Kopczynski mentioned a tour of the new Woodwind apartments. They are doing wonderful work out there.

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)

The Regular Session recessed to Executive Session at 10:26 p.m.

RECONVENE

The Regular Session reconvened at 11:07 p.m.

MOTION: Collins moved to authorize the Mayor to send a letter to the City of Lebanon Mayor to utilize the Canal as a drinking water source for \$1.2 million for past capital investments and \$125,000 annually for operations & maintenance and future capital. Johnson seconded the motion and it passed 6-0.

MOTION: Kellum moved to ratify the Albany Police Association contract. Kopczynski seconded the motion and it passed 6-0.

NEXT MEETING DATE: Work Session: March 23, 2015  
Regular Session: March 25, 2015

ADJOURNMENT

There being no other business, the meeting was adjourned at 11:09 p.m.

Respectfully submitted,

Reviewed by,

Mary A. Dibble, MMC  
City Clerk

Wes Hare  
City Manager



TO: Albany City Council

VIA: Wes Hare, City Manager

FROM: Mario Lattanzio, Chief of Police

*M. LATTANZIO*

DATE: April 14, 2015, for April 22, 2015, City Council Meeting

SUBJECT: Limited On-Premises Sales, Change Ownership Liquor License Application for Miller DM, Inc., dba First Burger, located at 210 West First Street.

Action Requested:

I recommend the Limited On-Premises Sales, Change Ownership Liquor License Application for Miller DM, Inc., dba First Burger, located at 210 West First Street, be approved.

Discussion:

Dennis and Mary Miller, on behalf of Miller DM, Inc., have applied for a Limited On-Premises Sales, Change Ownership, liquor license. Based on a background and criminal history investigation through Albany Police Department records, the applicants have no criminal record.

Budget Impact:

None.

MSR



TO: Albany City Council

VIA: Wes Hare, City Manager  
Mark W. Shepard, P.E., Assistant City Manager, Public Works and Community Development Director; Ed Gallagher, Library Director

MWS

FROM: Bob Richardson, Planning Manager RAR

DATE: April 14, 2015, for the April 22, 2015 City Council Meeting

SUBJECT: Oregon Heritage All Star Community Grant

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

Action Requested:

Staff recommends the City Council accept a \$5,000 All Star Community Grant award from the Oregon State Historic Preservation Office (SHPO) and pass a resolution to amend the 2014 – 2015 budget (Attachment A.1).

Discussion:

The City of Albany has been designated by SHPO as an Oregon Heritage All Star Community for “making the most out of its heritage resources.” As a Heritage All Star community, Albany receives multiple benefits from SHPO, including eligibility for grant funding to support heritage and historic preservation related projects. This year a \$5,000 grant has been awarded to the City, which is the maximum amount available (Attachments A.2 – 5).

As described in detail in Attachments A.6 - 8, the grant will support a joint project of the Albany Public Library and the Albany Regional Museum to sort, re-house, and digitize the Potts Photo Collection. This collection of historic photography of Albany will preserve and develop heritage resources. The digitized photographs will be available for viewing, research, and further identification by being accessible on the Library and Museum websites.

This grant award was not anticipated in the current 2014-2015 budget. Accepting the award requires amending the budget.

Budget Impact:

Accepting the grant would add \$5,000 in 2014-2015 budget revenues. A match is not required.

BR:rk

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

A RESOLUTION ACCEPTING OREGON STATE HISTORIC PRESERVATION OFFICE,  
OREGON HERITAGE ALL-STAR COMMUNITY GRANT FUNDS

WHEREAS, a grant offer from the State Historic Preservation Office (SHPO) in the amount of \$5,000 has been received; and

WHEREAS, a local match for the grant is not required; and

WHEREAS, receipt of these funds will allow the City to partner with the Albany Regional Museum to digitize historic photography of Albany; and

WHEREAS, the digitized photographs will be made available for to the public for viewing, research, and further identification on the Albany Public Library and Albany Regional Museum websites.

NOW, THEREFORE, BE IT RESOLVED that the City of Albany accepts this Oregon Heritage All-Star Community Grant in the amount of \$5,000, and authorizes the Community Development and Public Works Director to execute the agreements and conditions for their acceptance; and

BE IT FURTHER RESOLVED, State Historic Preservation Office Grant funds are hereby appropriated as follows:

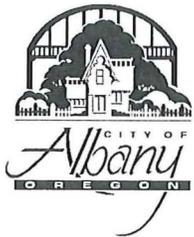
	<u>Account Number</u>	<u>Debit</u>	<u>Credit</u>
Resource			
	203-40-5115-42429 – State Historic Preservation Office		\$5,000
Requirement			
	203-40-5115-51001- Wages & Salaries	\$1,200	
	203-40-5115-56001 - Employer Paid Benefits	\$ 700	
	203-40-5115-61024 - Materials and Supplies	\$2,900	
	203-40-5115-61033 - Printing and Binding	\$ 200	

DATED AND EFFECTIVE THIS 22<sup>ND</sup> DAY OF APRIL 2015.

\_\_\_\_\_  
Mayor

ATTEST:

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



TO: Albany City Council  
FROM: Sharon Konopa, Mayor *Sharon (ldh)*  
DATE: April 16, 2015, for April 22, 2015, City Council Meeting  
SUBJECT: Appointment to the Library Board

RELATES TO STRATEGIC PLAN THEME: • An Effective Government

Action Requested:

Council approval of the following appointment:

***Library Board***

Jean Gritter

(Mayor's appointment to fill a vacancy; term expires 6-30-2017)

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

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# BOARD, COMMISSION, AND COMMITTEE APPLICATION

(Please print legibly or type)



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

(541) 917-7500

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

Albany Public Library board

(list all for which you are applying)

Name: Jean Gritter

Preferred First Name: Jean

### Residential Information:

Home Address: \_\_\_\_\_  
Albany 97321

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

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

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

### Employment Information:

Employer's Name: GAPS

Work Address: West Albany High School  
1130 Queen Ave SW  
Albany 97321

Phone: 541-967-4545  
Cellular: \_\_\_\_\_

E-mail: jean.gritter@albany.k12.or.us

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: \_\_\_\_\_

I have been teaching for 19 years, and am currently the librarian at West Albany High School.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?

Yes No If yes, how? \_\_\_\_\_



BOARD, COMMISSION, AND COMMITTEE APPLICATION FORM

Page 2

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

Oregon Association of School Libraries

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Oregon Educational Technology Consortium EdTech Cadre

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- Indicate why you are interested in serving on this board, commission, or committee and what other qualifications apply to this position.

Public libraries and schools are each incredibly important to the other. As the Library Media Specialist at West Albany High School, I would like to help further this partnership in Albany.

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- What contributions do you hope to make?

I hope to bring my school library experience to support the interests of the public library, and to serve as a liaison between the two.

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Signature of Applicant

4-10-15

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Date



TO: Albany City Council  
FROM: Wes Hare, City Manager *WH*  
DATE: April 16, 2015, for the April 22, 2015, City Council Meeting  
SUBJECT: Strategic Plan for FY2015 through FY2019

Action Requested:

Adoption of the Strategic Plan for FY2015 through FY2019.

Discussion:

The draft Plan was reviewed and discussed by the Council at its April 6 and 20 work sessions.

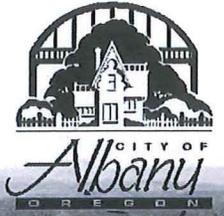
We would like to have the adopted Plan ready for the budget process and recommend adoption.

Budget Impact:

The City's annual budget is based on the Strategic Plan, and the budget document addresses the impact of the Plan.

WH:ldh  
Attachment

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# CITY OF ALBANY STRATEGIC PLAN

FY2015 THROUGH FY2019

4/22/2015



## OUR MISSION

“Providing quality public services for a better Albany community.”

## OUR VISION

“A vital and diverse community that promotes a high quality of life, great neighborhoods, balanced economic growth, and quality public services.”

# OUR VALUES

The City of Albany's Strategic Plan is guided by three fundamental elements: our mission, our vision, and our core values. Our Mission Statement is based on the principles of high quality and continuous improvement. Our Vision Statement presents a compelling future toward which our Strategic Plan is directed. Both our mission and our vision are founded on the following basic values that guide all of our actions and that reflect what we expect from our employees and our elected officials:

**Transparent, Open, and Honest Government.** This value reflects our first and most important responsibility. Our competence is measured and, in fact, reinforced through active engagement of those we serve. We maintain an organizational reputation for openness, honesty, and integrity.

**Dedication to Service.** Our primary duty is to the people we serve. We are accessible, responsive, consistent, and understanding. We provide assistance beyond our customers' expectations, and we find effective solutions to problems that they bring to our attention.

**Fiscal Responsibility.** Proper use of public resources is a trust which we continually guard. In our management of this trust, we must avoid even the appearance of impropriety. In our management of public funds, we constantly strive for the greatest possible efficiency and effectiveness to sustain affordable services.

**Personal Honesty and Integrity.** Each of us demonstrates the highest standards of personal integrity and honesty in our public activities to inspire confidence and trust in our government.

**Excellence.** We continually pursue excellence by being creative, professional, taking risks, showing initiative, and being committed to our community and team. In this pursuit, we support continuing education and training for all team members.

**Teamwork.** We are a team that emphasizes high levels of trust and cooperation and a commitment to excellent communications within the organization. We encourage employees to exercise independent judgment in meeting customer needs through professional behavior that is consistent with our values.

**A Humane and Diverse Organization.** We are a humane organization that honors diversity and protects individual rights. Open communication, respect for others, compassion, and a sense of humor contribute to our positive work environment. We make it possible for every employee to achieve his or her full potential. We value the cultural and social diversity that is reflected in our community, and we welcome the changes and new perspectives that this diversity brings to us. We protect those individuals whose basic rights are placed in jeopardy.

## Why Do Strategic Planning?

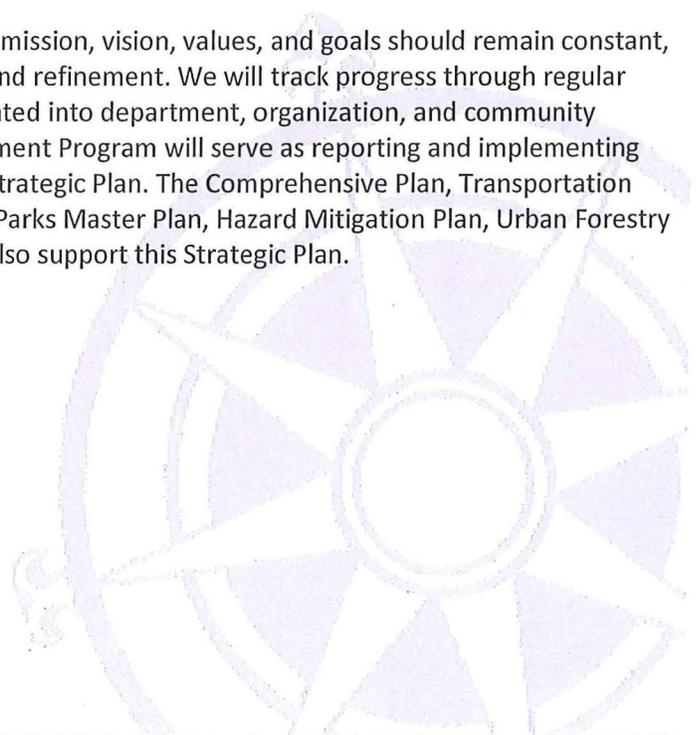
If our Mission and Vision Statements are to have any meaning, they must be accompanied by deliberate planning efforts to move the organization and the community toward a desired future. This requires clearly defined goals, proactive objectives, committed leadership, and effective management. Above all, it requires managing the forces of change. Those forces include community demographics, state and federal mandates, fiscal constraints, economic conditions, emerging technologies, and many other influences on our service delivery efforts. High performing organizations are those that learn to anticipate and adapt to change by creating value for those we serve, and motivation and meaning for those who serve them. The best tool for accomplishing these objectives is strategic planning.

# STRATEGIC PLAN THEMES

Our Strategic Plan has four primary themes that reflect our Mission and Vision Statements: Great Neighborhoods, a Safe City, a Healthy Economy, and an Effective Government. Specific goals, objectives, and actions move the organization toward our vision of the future.

Each theme is followed by the City's primary goals in that subject area for the foreseeable future. The goals should remain constant over time and should only be revised to reflect significant community changes or unanticipated events. A list of measurable objectives with benchmarks helps us track progress toward the goals. Objectives are generally identified to cover the five-year planning period from the date they are adopted or revised. Actions are the steps needed to meet the objective. Many more strategies and actions will be developed at the department and division level to align the entire organization with the goals and objectives.

This plan is intended as a work in progress. While the mission, vision, values, and goals should remain constant, the objectives and actions will need periodic review and refinement. We will track progress through regular reporting on the measures, and they will be incorporated into department, organization, and community publications. The annual Budget and Capital Improvement Program will serve as reporting and implementing policy documents, identifying relationships with the Strategic Plan. The Comprehensive Plan, Transportation System Plan, Water Master Plan, Sewer Master Plan, Parks Master Plan, Hazard Mitigation Plan, Urban Forestry Management Plan, and related planning documents also support this Strategic Plan.



# I. GREAT NEIGHBORHOODS

## Goals:

- Goal 1: Create and sustain a city of diverse neighborhoods where residents feel good about where they live.
- Goal 2: Provide an efficient transportation system with safe streets and alternative modes of transportation.
- Goal 3: Provide effective stewardship of Albany’s significant natural, cultural, and historic resources.
- Goal 4: Provide diverse recreational, educational, and cultural opportunities that enrich the lives of our citizens.

## Great Neighborhoods Objectives:

**Goal 1:** Create and sustain a city of diverse neighborhoods where residents feel good about where they live.

**Objective 1:** Enforce City ordinances when properties are neglected or abandoned to prevent erosion of property values and quality of life. [City Manager’s Office]

*Actions: Reduce unresolved cases.*

**Objective 2:** Create a Community Development/Land Use Issues list identifying code issues that are identified as not optimum. This list will be evaluated annually to identify priority issues that might be addressed with code revisions. [Community Development]

*Actions: Provide reviews and updates to the ADC.*

OBJECTIVE	MEASURE	TARGET	COMPLETE D FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
1	Reduce unresolved cases in Fiscal Year 2015.	≥10%	10.5%	10% reduction				
2	Development CD/Land Use Issues list.	Complete annually		Annually	Annually	Annually	Annually	Annually

# I. GREAT NEIGHBORHOODS (CONTINUED)

**Goal 2:** Provide an efficient transportation system with safe streets and alternative modes of transportation.

**Objective 3:** Ensure streets, sidewalks, and public transportation are accessible to all.

[Community Development, Public Works]

*Actions: Develop a plan and prioritization system for making accessibility improvements when funding is identified and available (ADA Transition Plan).*

**Objective 4:** Utilize available street funding to maintain collector and arterial streets in satisfactory or better condition and address local street needs as funding allows. [Public Works]

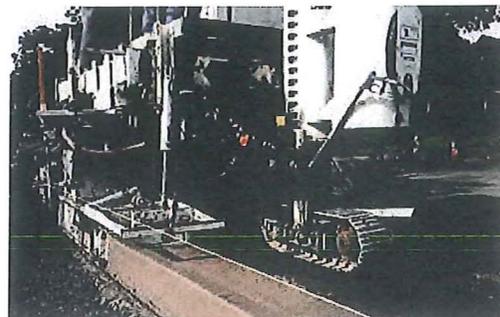
*Actions: Measure and monitor street condition in order to identify and prioritize street condition improvement projects. Implement repair and preventative street maintenance projects to preserve and restore City streets with the annual Street Maintenance budget. Plan for street rehabilitation and reconstruction capital projects with the annual five-year Capital Improvement Program and implement capital projects with the annual Street Capital budget.*

**Objective 5:** Work as a cooperative partner of the Albany Metropolitan Planning Organization (MPO) for the funding of street and transit improvements. [Community Development, Public Works]

*Actions: Work within the MPO structure to develop an interim funding plan for use of available STP funding for the preservation and improvement of City of Albany streets. Work with the MPO to stabilize funding and maximize the effective use of transit funding for the City and the region.*

**Objective 6:** By the end of 2017, increase the number of transit system riders by ten percent over the FY2012/2013 ridership. [Public Works]

*Actions: Measure and monitor the number of rides provided. Identify opportunities to modify and maximize routes, increase operating revenue and to improve transit level of service. Identify and implement route improvements to serve more citizens, as funding allows.*



**Curb installation for the Oak Street construction project.**

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
3	Accessibility Transition Plan completed	Completed by FY 2016			June 2016			
4	Percentage of collector and arterial streets in satisfactory or better condition:	≥80%	80%	81%	78%	78%	80%	80%
5	Establish interim funding plan for STP funds with the MPO	Completed by FY 2016			June 2016			
5	Complete RTP	Completed by FY 2017			June 2016			
6	Increase transit system ridership to:							
	Albany Transit System	≥96,000	91,000	92,000	94,000	96,000	97,000	98,000
	Linn-Benton Loop	≥145,000	122,000	126,000	130,000	134,000	138,000	142,000
	Paratransit	≥21,000	17,000	19,400	20,100	20,800	21,000	21,200

# I. GREAT NEIGHBORHOODS (CONTINUED)

**Goal 3:** Provide effective stewardship of Albany’s significant natural resources.

**Objective 7:** Continue to coordinate with the Calapooia Watershed Council on watershed improvement programs and projects. [Community Development, Parks & Recreation, Public Works]

*Actions: Implement Goal 5 protections. Work with community groups to protect and enhance resources.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
7	Planning meetings	Complete annually		Annually	Annually	Annually	Annually	Annually



# I. GREAT NEIGHBORHOODS (CONTINUED)

**Goal 4:** Provide diverse recreational, educational, and cultural opportunities that enrich the lives of our citizens.

**Objective 8:** Maintain total City-managed park land inventory at an annual average of 17.0 acres or greater per 1,000 residents. [Parks & Recreation]

*Actions: Acquire by purchase, lease, or other means enough park land to achieve and keep pace with Albany's growth and to meet the City's adopted total park acreage standards.*

**\*Objective 9:** Sustain total developed parks and recreation lands at 11.0 acres or greater per 1,000 residents. [Parks & Recreation]

*Actions: Maintain enough developed park land to keep pace with Albany's growth and to meet the City's adopted developed park acreage standards.*

**Objective 10:** By the end of 2019, increase library visits by ten percent. [Library]

*Actions: Add five new programs across all service areas. Increase the percentage of operating dollars spent on collections to Oregon state median (ten percent).*



**Reading Girl at Main Library.**

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
8	Average total acres of park land per 1,000 residents.	≥17.0	17.3	17.3	17.1	17.0	17.0	17.0
9	Average acres of developed parks and recreation land per 1,000 residents.	≥11.0	10.9	10.9	10.8	11.0	11.0	11.0
10	Annual number of library visits.	≥371,000	345,000	353,000	360,000	367,000	370,000	381,000
10	Number of discrete Library programs across all service areas.	≥19	19	19	20	21	22	22
10	Percentage of Library operating expenditures spent on collections.	8%	6.5%	7%	8%	9%	10%	10%

*\*Includes gift of 94 acres to City in Oak Creek Greenbelt.*

# II. A SAFE CITY

## Goals:

- Goal 1: Ensure a safe community by protecting people and property.
- Goal 2: Provide safe, sufficient, and reliable drinking water, sewage disposal, and drainage systems.

## Safe City Objectives:



### Goal 1: Ensure a safe community by protecting people and property.

**Objective 11:** Acquire property for new downtown fire station. [Fire]

*Actions: Complete property purchases at designated site for new fire station.*

**Objective 12:** Implement the recommendations of the Public Safety Facilities Review Committee relating to the need for and associated financing of replacement of Fire Station 11 and the Albany Police Department building. [Fire, Police]

*Actions: Upon passage of a bond proposal, complete building project over next two years.*

**Objective 13:** Participate in the FEMA National Flood Insurance Program and maintain the city's Community Rating System (CRS) rating. [Community Development]

*Actions: Form and maintain a cross-department team to continuously improve the City's floodplain management. Participate in FEMA's CRS Program.*

**Objective 14:** Update the flood mapping in North Albany to match the actual conditions determined by recent evaluations and provide community education and outreach regarding the changes.

[Community Development, Public Works]

*Actions: Complete the process with FEMA to have FEMA accept and map the flood way and flood plain changes identified in the recently completed detailed flood study of North Albany.*

**Objective 15:** Use Community Development Block Grant (CDBG) funds to provide funding to community programs that assist the vulnerable children and families in our City. [Community Development]

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
11	Acquire property for downtown fire station.	Complete by June 2016			June 2016			
12	Replace Fire Station 11.	Complete by June 2017				June 2017		
12	Replace Police Department building.	Complete by June 2017				June 2017		
13	Maintain CRS rating.	≤ 6	6	6	6	6	6	6
14	FEMA maps updated and public outreach.				Maps complete & public outreach			
15	Distribute CDBG funding to assist Albany's vulnerable populations.	\$311,500/year	\$402,361	\$311,500	\$311,500	\$311,500	\$311,500	\$311,500

## II. A SAFE CITY (CONTINUED)



**Objective 16:** Maintain police patrol response times to priority one calls for service from dispatch to arrival time to four minutes fifteen seconds, or less annually. [Police]

*Actions: Achieve this objective through maintaining no less than current staffing levels and incremental staffing increases related to population/demand for service increases.*

**Objective 17:** Reduce the number of fatal and injury accidents by five percent. [Police]

*Actions: Achieve this objective through continued traffic enforcement with an emphasis at high collision areas.*

**Objective 18:** Achieve at least a 60 percent clearance rate for violent crimes and a 20 percent clearance rate for property crimes annually. [Police]

*Actions: Achieve this objective through maintaining current staffing levels in patrol and detectives with an emphasis on solving crimes.*

**Objective 19:** Reduce part one crimes by five percent annually with the ultimate goal of reducing the crime rate to the Oregon average per thousand. [Police]

*Actions: Continued emphasis on crime reduction through the COMPSTAT process.*



**Objective 20:** Facilitate continued development of property surrounding Fire Station 12 as an emergency responder training center.

[Fire, Police, Public Works, Other Jurisdictions]

*Actions: Relocate City bus storage to expand current training facilities, and build a training tower.*

**Objective 21:** Update Standards of Coverage document for the Fire Department to identify the distribution, concentration, and reliability of department resources.

[Fire]

*Actions: Research and compile applicable information; draft written document; review and adoption by City Council.*

**Objective 22:** Fund Fire Department equipment replacement to adequately address emergency equipment and vehicle needs. [Fire]

*Actions: Commit ambulance revenue received over budgeted amount to equipment replacement; pursue grants and other funding alternatives; consider a bond to fund department equipment replacement needs.*

## II. A SAFE CITY (CONTINUED)

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
16	Patrol Unit: Maintain response time to priority one calls annually.	≤4:15 annually	3:03 annually	4:15 annually	4:15 annually	4:15 annually	4:15 annually	4:15 annually
17	Reduce number of fatal and injury accidents annually.	≤ 5% annually		5% annually	5% annually	5% annually	5% annually	5% annually
18	Achieve clearance rate for violent crimes annually.	60% annually	59.5% annually	60% annually	60% annually	60% annually	60% annually	60% annually
18	Achieve clearance rate for property crimes annually.	20% annually	27.9% annually	20% annually	20% annually	20% annually	20% annually	20% annually
19	Achieve reduction in Part I crimes annually.	≥ 5% annually	17.4% annually	5% annually	5% annually	5% annually	5% annually	5% annually
20	Relocate City bus storage.	Complete by FY 2017				June 2017		
20	Provide improvements to training site by building training tower and training props.	Complete by FY 2017					June 2018	
21	Update standards of coverage.	Complete by June 2016			June 2016			
22	Provide funding to replace emergency vehicles and equipment.				\$805K	\$1.35 million	\$410K	\$520K

**Objective 23:** Reduce property code violations, substandard housing conditions, and inadequate infrastructure. [City Manager's Office, Community Development]

*Actions: Community Development will continue to respond to complaints of substandard housing, work being performed without permits, and to continue follow-up on permits where inspections have not been called for and the permits are about to expire. CARA partnership focused on code compliance and public safety within the CARA boundaries.*

**Objective 24:** CARA will continue to fund projects that eliminate blight and increase public safety.

[Central Albany Revitalization Area, Police, Community Development]  
*Actions: Use CARA funding on projects that eliminate blight, increase public safety, and reduce police calls.*



**Objective 25:** Maintain and continue to minimize the impact of fires. [Fire]

*Actions: Continue to incorporate Fire Department requirements in the development review and approval process. Conduct Fire Code compliance inspections on existing buildings. Provide fire/life safety education. Maintain residential fire/life safety equipment programs. Promote fire sprinkler systems in CARA-funded projects and other construction projects of new construction and remodeling.*



## II. A SAFE CITY (CONTINUED)

**Objective 26:** Adequately staff to address increases in emergency responses, response times, and community growth. [Fire]

*Actions: Continue to evaluate all funding options for public safety; hire personnel to address increases in responses and times; implement response time tracking system.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
23	Amount of CARA funding targeting code compliance/public safety.	\$50,000	N/A	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
24	Number of blighted structures remediated within the CARA boundary.	≥3	N/A	3	3	3	3	3
24	Change in average annual police calls to blighted structures redeveloped with CARA funding.	≤ -100	N/A	-100	-100	-100	-100	-100
25	Structure fires per 1,000 residents compared to similar-sized communities.	≤ 1	.98	.95	.95	.95	.90	.90
25	Percentage of population receiving fire/life safety public education presentations.	≥ 15%	13%	15.3%	15.0%	15.0%	15.0%	15.0%
25	Number of fire compliance inspections.	≥ 1,500	996	1,372	1,500	1,550	1,600	1,600
25	Percentage of fire code violations corrected.							
26	Hire personnel to address emergency call volume, increased response times, and community needs.	≥ 4		0	4	4	0	4

**Goal 2:** Provide safe, sufficient, and reliable drinking water, sewage disposal, and drainage systems.

**Objective 27:** Optimize the use and management of the Vine Street and Albany-Millersburg Water Treatment Plants to meet regulatory and demand needs for the City's drinking water supply. [Public Works]

*Actions: Develop a written water production management plan that will maximize the efficient use of the two water treatment plants to meet supply and regulatory requirements.*

**Objective 28:** Maintain existing compliance with all water quality, pretreatment, and biosolids regulatory requirements. [Public Works]

*Actions: Prepare for the requirements of a pending new discharge permit which will likely include new Total Maximum Daily Load (TMDL), toxics, and other water quality based limitations. Remain engaged in agency groups such as ACWA and PNCWA in order to remain informed and offer input into regulatory direction.*



*Storm drain installation in association with the Oak Street construction project.*

## II. A SAFE CITY (CONTINUED)

**Objective 29:** Effectively manage biosolids wastes at the Albany Millersburg Water Reclamation Facility.

[Public Works]

*Actions: Maximize efficiencies and cost effective management and disposal of solids at the Albany Millersburg Water Reclamation Facility. Identify a preferred alternative for a solids improvement project along with funding options.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
27	Develop written water production management plan.	Complete by FY 2015		June 2015				
28	Obtain a new discharge permit for the WRF.	Complete by FY 2018					June 2018	
29	Develop alternatives and funding options for new solid process at WRF.	Complete by FY 2016			June 2016			



# III. A HEALTHY ECONOMY

## Goals:

- Goal 1: Business — Enhance the value and diversity of Albany’s economy by attracting, retaining, diversifying, and expanding local businesses.
- Goal 2: Partnerships — Strengthen the area’s role as a leading regional economic center through local and regional coordination and collaboration on economic development planning and projects.
- Goal 3: Prosperity — Maintain and grow the income levels with a focus on living-wage jobs, training and education opportunities of Albany residents, consistent with Oregon and national trends. Work to increase the community’s assessed value while working to achieve a healthy balance of housing and jobs.
- Goal 4: Central Albany — Create a readily identifiable downtown core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

## Healthy Economy Objectives:

**Goal 1: Business:** Enhance the value and diversity of Albany’s economy by attracting, retaining, diversifying, and expanding local businesses.

**Objective 30 - Support Local Business:** Provide a supportive environment for the development and expansion of desired businesses, especially those who are locally owned or provide living-wage jobs.

[Economic Development/Urban Renewal]

*Actions: Conduct regular visits to local businesses and industries as a business ambassador. Address the needs and opportunities for growth and work to eliminate barriers for future development*

**Objective 31 - Land:** Provide the supply of commercial and industrial land identified in the Economic Opportunities Analysis. Facilitate development consistent with community goals.

[Economic Development/Urban Renewal, Community Development, Public Works]

*Actions: Complete research and documentation of available land, work to remove barriers for developable land, such as wetland permitting and mitigation*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
30	Conduct regular visits to local businesses and industries.	≥12	25	12	12	12	12	12
30	Projects assisted: financial assistance or removal of development barriers.	≥5	18	6	6	7	7	7
31	Complete research and documentation of significant available sites.	≥4	4	4	4	5	5	5

### III. A HEALTHY ECONOMY (CONTINUED)

**Goal 2: Partnerships:** Strengthen the area’s role as a leading regional economic center through local and regional coordination and collaboration on economic development planning and projects.

**Objective 32 - Partnerships:** Collaborate with organizations focused on business retention, expansion, startup development, and entrepreneurship to establish new firms and strengthen existing businesses locally.

[Economic Development, All Departments]

*Actions: Maintain key department contacts for immediate response to information requests. Strong intra-city collaboration between departments to further economic development priorities, eliminate barriers, and provide accurate and timely assistance within the requested time frames.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
32	Respond to information inquiries within the requested timelines.	100%	100%	100%	100%	100%	100%	100%

**Goal 3: Prosperity:** Maintain and grow the income levels with a focus on living-wage jobs, training, and education opportunities of Albany residents consistent with Oregon and national trends. Work to increase the community’s assessed value while working to achieve a healthy balance of housing and jobs.

**Objective 33 - Living-wage Jobs:** Focus on the creation and retention of living-wage jobs through policy, staff support, and funding of projects that support a healthy local economy and community. Continue to refine CARA programs to support job-creation projects. Support the area’s educational resources as vital to the social and economic well-being of the community. Encourage opportunities for increasing skill levels of local workers.

[Economic Development/Urban Renewal, Community Development]

*Actions: Complete draft, review, and implementation of CARA economic development programs. Track results and job creation of the program. Work to increase the community’s assessed value. Facilitate connections between citizens/businesses and workforce training or education. Track unemployment rate and per capita income for the city of Albany.*



*A public-private partnership between CARA and Viper Northwest helped them expand yielding 43 family-wage jobs and a significant increase in assessed value.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
33	CARA-funded Economic Development Projects.	≥3	1	3	4	4	5	5
33	Jobs (FTE) created through CARA-funded ED projects.	≥5	3	7	10	13	17	17
33	Unemployment rate within the city of Albany.	≤7.5%	7.5%					
33	Per capita income within the city of Albany.		\$21,816					
33	Create new jobs for low and moderate income people using CDBG activity funding in next five years.	≥5		5	5	5	5	5

### III. A HEALTHY ECONOMY (CONTINUED)

**Goal 4: Central Albany:** Create a readily identifiable downtown core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

**Objective 34:** Leverage urban renewal dollars to maximize the total investment and development effort in Central Albany. Create an increase in assessed value with the majority of public-private partnerships or spur private investment through strategic public investment. [Central Albany Revitalization Area]

*Actions: Continue to focus CARA funding on public infrastructure projects that will drive or compliment private investment and private projects that create a return on investment through an increase in assessed value.*

**Objective 35:** Recognize and support Albany’s unique historic character as a major cultural and tourist- oriented economic resource. Increase residential opportunities in the Central Albany Area.

[Central Albany Revitalization Area]

*Actions: Continue funding of rehabilitation and restoration of historic buildings, creation of new residential units, and various projects in the Main Street Area and throughout the Central Albany Revitalization Area (CARA).*



**Forthcoming Woodwind Apartments  
Workforce Housing Project on  
Second Avenue.**

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
34	Total annual value of CARA investments in public-private partnerships.	≥\$500,000	\$396K	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
34	Total annual value of private investment in CARA projects.	≥\$2.5M	\$1.9M	\$2.5M	\$2.5M	\$2.5M	\$2.5M	\$2.5M
34	Total cumulative value of CARA investments.	≥\$13.8M	\$11.6M	\$14.3M	\$14.8M	\$15.3M	\$15.8M	
34	Ratio of overall CARA contributions versus private money.	\$1:\$7	\$1:\$7.49	\$1:\$7	\$1:\$7	\$1:\$7	\$1:\$7	\$1:\$7
35	Value of CARA improvements within the Main Street Area.	\$250,000	\$351,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
35	Cumulative value of CARA improvements within the Main Street Area.	≥\$5.25M	\$4.9M	\$5.5M	\$5.75M	\$6M	\$6.25M	\$6.25M
35	Number of CARA-funded new residential units.	≥10	13	10	12	12	14	14
35	Cumulative number of CARA-funded new residential units.		287					

# IV. AN EFFECTIVE GOVERNMENT

## Goals:

- Goal 1: Effectively and efficiently deliver the services that Albany’s citizens need, want, and are willing to support.

## Effective Government Objectives:

**Goal 1:** Effectively and efficiently deliver the services that Albany’s citizens need, want, and are willing to support.

**Objective 36:** Reduce the percentage of total annual Parks & Recreation Fund expenditures subsidized with property tax revenues to 55 percent or lower by 2020. [Parks & Recreation]

*Actions: Achieve this objective through a combination of nontax revenue increases and expenditure reductions.*

**Objective 37:** Sustain revenues received from gifts, grants, and endowments to equal or greater than \$10 per capita by 2014. [Parks & Recreation]

*Actions: Complete and implement a Revenue Enhancement Plan in 2009, including strategies and private sector solicitations. Improve marketing and promotion efforts to communicate parks and recreation program needs to a wider audience.*

**Objective 38:** Maintain P&R Department staffing levels at or below .60 FTE per 1,000 residents.

[Parks & Recreation]

*Actions: Annually adjust staffing plans and service delivery strategies to achieve the objective.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
36	Property tax as a percent of Parks Fund revenue.	≤58%	60%	55%	55%	50%	50%	50%
37	Parks per-capita revenue through grants, gifts, and endowments.	≥\$10.26	\$8.76	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
38	Parks & Recreation full-time equivalents per 1,000 residents.	0.52	0.50	0.50	0.50	0.50	0.50	0.50

**Objective 39:** Provide responsive, efficient, customer-oriented service and meet mandated deadlines for project reviews. [Community Development]

*Actions: Meet or exceed state requirements for timely issuance of reviews ,permits, and inspections. Complete building inspections as requested.*

**Objective 40:** Reduce “Non-Revenue Water” (water loss) by one percent per year. [Public Works]

*Actions: Continue leak detection efforts to identify system leaks. Replace and upgrade older water meters to reduce under-reading water usage. Investigate and eliminate unmetered water use and enforce actions against illicit water theft. Evaluate water system replacement needs to best target limited capital funds to provide best return.*

## IV. AN EFFECTIVE GOVERNMENT (CONTINUED)



*Water line construction on Hill Street.*

**Objective 41:** Provide the City Council with annual reports regarding the running five-year sewer and water revenue, expenditure, and rate funding requirements. [Public Works]

*Actions: Annual updates to the current five-year rate projection at the time the City Council considers sewer and water rate adjustments.*

**Objective 42:** Maintain accreditation with the American Public Works Association (APWA). [Public Works]

*Actions: Maintain standards and policies to allow the department to obtain reaccreditation from APWA on a four-year cycle.*

**Objective 43:** Develop a full storm drain system program and identify stable funding strategy for storm water utility functions. [Public Works]

*Actions: Complete the storm water master plan. Implement code changes to bring the City in line with regulatory requirements. Identify the annual operations and maintenance and capital costs required to maintain the City's storm water system in order to meet service level expectations and regulatory requirements. Develop SDC funding mechanism and funding levels.*

**Objective 44:** Complete update of the Wastewater Facility Plan and new SDC Methodology. [Public Works]

*Actions: Develop updated Facility plan in phases. Upon completion of the collection system and treatment system updates complete a new SDC methodology and have the City Council adopt it.*

**Objective 45:** Continue participation in national performance benchmarking for comparison with other jurisdictions. Implement process improvement projects to reduce processing time and costs or increase revenues. [City Manager's Office]

*Actions: Prepare annual report to detail participation and compliance to appropriate national benchmarks. Institute tracking systems to gather management data where lacking. Perform process improvement studies.*

**Objective 46:** By the end of FY2019, reduce the cost/item circulated by 15 percent. [Library]

*Actions: Explore outsourcing processing.*

**Objective 47:** Seek \$200,000 of outside funding for new library program support by 2019. [Library]

*Actions: Create an annual fund-raising campaign by working with library support groups and the Albany Library Scharpf Endowment Fund.*

**Objective 48:** Continue recognition from the Government Finance Officers Association (GFOA) for excellence in budgeting and financial reporting. Maintain annual audit results establishing conformance to requirements and generally accepted accounting principles. [Finance]

*Actions: Receive the GFOA award for "Excellence in Financial Reporting." Receive the GFOA "Distinguished Budget Presentation" award. Achieve annual audit with no reportable findings of noncompliance.*

## IV. AN EFFECTIVE GOVERNMENT (CONTINUED)

**Objective 49:** Ensure compliance with all federal and state regulations relating to municipal services.

[All Departments]

*Actions: Monitor federal and state regulations on a routine basis. Target resources to maintain compliance.*

**Objective 50:** Maintain or improve City's investment ratings. [Finance]

*Actions: Maintain sufficient reserves. Follow best practices for financial management.*

**Objective 51: Maintain appropriate levels of IT system availability.** [Information Technology]

*Actions: Ensure sufficient IT resources are available to maintain City functions.*

OBJECTIVE	MEASURE	TARGET	COMPLETED FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
39	Residential plan reviews completed within 10 days.	100%	99%	100%	100%	100%	100%	100%
39	Land use decisions issued within 120 days.	100%	100%	100%	100%	100%	100%	100%
39	Complete inspections within same day of request (when called in by 7:00 a.m.)	≥95%	99%	95%	95%	95%	95%	95%
40	Reduce non-revenue water percentage of total production.	≤10%	16%	14%	13%	12%	11%	10%
41	Annual rate reports to Council.	2	2	2	2	2	2	2
42	APWA accreditation.	Accreditation Mid-Term report by FY2017		Reaccredita- -tion		mid-term report		
43	Complete Storm Water Master Plan.	Complete Master Plan by FY2017				June 2017		
44	Complete Wastewater Facility Plan update.	Complete Plan by FY2016		Collections June 2015	Treatment June 2016	Complete SDC Methodology		
44	Implement storm water funding plan.	Complete by FY2016		In progress	June 2016			
45	Annual report of performance benchmarking progress.	November 2013		November 2014				
46	Cost per library item circulated.	≤\$3.25		\$3.20	\$3.00	\$2.80	\$2.60	\$2.60
47	Non-General Fund program support for the Library.	\$40,000		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
48	Receive "Excellence in Financial Reporting" award.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
48	Receive "Distinguished Budget Presentation" award.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
48	Reportable audit findings of noncompliance.	None	None	None	None	None	None	None
49	Compliance with federal and state regulations.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
50	Maintain investment ratings.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
51	Percent of time IT system availability.	≥99%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%

# STRATEGIC PLAN ACCOMPLISHMENTS

Under Strategic Plan FY2014 THROUGH FY2018

## City Manager's Office

- Received ICMA Award of Excellence for Performance Management.

## CARA and Economic Development

### *CARA*

- Retooled CARA programs with a new focus on increasing assessed value, eliminating blight, resorting Albany's historic resources, and a heavy emphasis on job creation.
- Began work on next round of public infrastructure investment, including a public open house to understand priorities.

### *Economic Development*

- Economic Development Director worked with 18 existing businesses to help remove barriers to job creation and participated in creation of the Workforce Development Training Partnership, which looks to come to fruition in 2015.
- Responded to information inquiries within requested timeframes 100 percent of the time.

## Community Development

- Completed successful first year of Community Development Block Grant (CDBG) program in accordance with federal requirements.
- Completed implementation of new electronic permitting software system.
- Reduced Department operating costs by combining administrative functions with Public Works.

## Finance

- Received the Excellence in Financial Reporting Award.
- Received the Distinguished Budget Presentation Award.

# STRATEGIC PLAN ACCOMPLISHMENTS

Under Strategic Plan FY2014 THROUGH FY2018

## Fire

- Objective 12: Completed purchase on a portion of property needed for a new downtown fire station; have entered into a sales agreement for remaining property needed and awaiting final agreement with DEQ to complete purchase.
- Objective 13: Took numerous steps toward replacing existing Fire Station 11; project reviewed by the Public Safety Facilities Review Committee; selected a design team who has completed the initial building design; City Council approved submitting another General Obligation Bond to the voters for May 2015.
- Objective 20: Continued conversations regarding relocating the City bus storage. This will continue moving forward.
- Objective 20: Continued discussion regarding opportunities for regional training.
- Objective 22: Completed identification of funds needed to sustain equipment replacement for the next six years.

## Library

- The Library partnered with Linn-Benton Community College and the Greater Albany Public School District on a grant that provides early childhood family outreach and literacy for Spanish speaking families with preschool-aged children.

## Parks & Recreation

- Secured use of gyms for P&R programs at Timber Ridge School and at the Albany Boys & Girls Club.
- Secured addition by donation of 94 acres to Oak Creek Greenbelt.
- While reducing the number of FTEs in the department by 17% since 2009:
  - » increased donations of cash for department activities from \$7 to nearly \$10 per capita.
  - » reduced maintenance costs per developed park acre from \$3,000 to \$2,700.
  - » maintained the property tax subsidy for all P&R activities at 60% or lower.
  - » maintained consistent levels of total park acres and developed acres per 1,000 residents, despite population growth.
  - » shifted 0.6 FTE from local property tax support to grant-funded program.
  - » renovated and/or replaced playground equipment at seven parks.

# STRATEGIC PLAN ACCOMPLISHMENTS (CONTINUED)

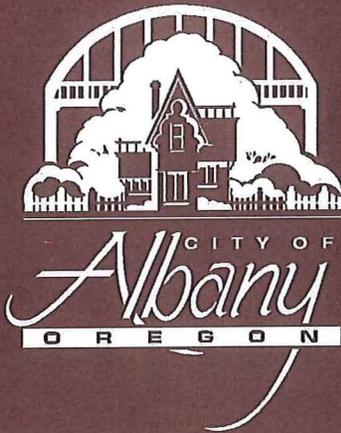
Under Strategic Plan FY2014 THROUGH FY2018

## Police

- Through the use of COMPSTAT, proactive policing, and many new programs, Part 1 Crimes have been reduced by 17.4 percent in 2014 as compared to 2013.
- Worked with the Linn County Sheriff's Office on a Request for Proposal (RFP) for a new shared Computer-Aided Dispatch/Records Management System. The current shared system is 25+ years old. The RFP is posted and the contract should be awarded by May 2015.
- Worked with the City Council, the Public Safety Facilities Review Committee, and the Fire Department to get a recommendation and approval to replace the main fire station and the police station. Selected an architectural firm and are working toward a bond campaign in May 2015.
- Updated the dispatch center by expanding the room and replacing 20+ year-old work stations with four ergonomic work stations.
- Received a federal grant for \$29,970 for a new video/audio recording system for the interview rooms.

## Public Works

- Adopted and implemented post-construction storm water quality standards.
- Obtained reaccreditation by the American Public Works Association after an intensive audit of policies and practices.
- Managed the water utility expenditures in order to cut the rate increase in half of projected amount.
- Implemented new electronic permitting software system.



[www.cityofalbany.net](http://www.cityofalbany.net)



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

DATE: April 15, 2015, for the April 22, 2015, City Council Meeting

SUBJECT: 3<sup>rd</sup> Avenue Bridge Rehabilitation Funding

RELATES TO STRATEGIC PLAN THEME: ● Safe City  
● Great neighborhoods  
● Effective Government

Action Requested:

Staff recommends the Council, by motion, direct the Public Works Director to turn down a funding opportunity presented by the Oregon Department of Transportation (ODOT) for a scour rehabilitation project for the 3<sup>rd</sup> Avenue Bridge over the Calapooia River.

Discussion:

On May 22, 2013, the City Council authorized the Public Works Director to notify ODOT that the City intended to accept Local Highway Bridge program (LHBP) funding for the 3<sup>rd</sup> Avenue bridge in the federal fiscal year of 2016-2018. This authorization allowed the project to move forward in the ODOT process while the City performed continuing evaluation of the bridge and proposed ODOT project.

In the interim since May of 2013, City staff and various consultants have evaluated the 3<sup>rd</sup> Avenue Bridge to determine the urgency of any work required to mitigate scour risks to the bridge. This evaluation has led to the conclusion that while some scour is evident, a project of the scope and cost identified by ODOT is not warranted at this time. In lieu of moving forward with a \$3 million project at this time, staff recommends that the bridge continue to be monitored.

There are several reasons staff does not believe a project is warranted at this time.

- The scour identified by ODOT inspections does not appear to have increased over the last several years.
- ODOT's scour risk analysis is done under an assumption that the Calapooia River is carrying a 500-year storm event with no backwater from the Willamette. This is based on federal analysis requirements. Staff does not believe that such a scenario is likely and the more likely scenario is that both the Calapooia and Willamette will be at flood stage at the same time. This will result in low water velocities in the Calapooia reducing the risk of scour.
- It is not clear that the structure (Bent 1), identified by ODOT as being at risk from scour, provides direct structural support to the bridge. The structure was constructed as a spillway for the canal many years prior to construction of the bridge. Construction plans for the bridge do not clearly show if the spillway provides structural support to the bridge.

Staff believes that these issues call into question the need and wisdom of initiating a costly remediation project at this time. The project identified by ODOT is estimated to cost over

\$3 million and require a City match in excess of \$300,000. In lieu of initiating this project, staff recommends that the bridge continue to be monitored (ODOT performs inspections every 2 years and underwater inspections every four years).

If the scour issue worsens or additional information becomes available, the City can apply for funding from the Local Highway Bridge Program. If a scour problem is identified, the bridge is highly likely to receive funding through this program because it will score very well. The Local Highway Bridge Program is open for application every other year. The next funding cycle will begin in the spring of 2017.

Correspondence between staff and ODOT is included as Attachment 1 for the Council's information.

Budget Impact:

Declining to move this project forward will save the City \$300,000. If the Council chooses to move forward with the project, a funding source will need to be identified. The Street Fund could not fund this project without significantly modifying the current CIP by pushing street rehabilitation projects out.

MWS:kw  
Attachment



# Oregon

Kate Brown, Governor

## Department of Transportation

Technical Leadership Center  
ODOT Bridge Section MS #4  
4040 Fairview Industrial Dr. SE  
Salem, OR 97302

FILE CODE:

March 25, 2015

City of Albany  
333 Broadalbin ST SW  
Albany, OR 97321

Attention: Mark Shepard, PE

**RE: Federal Local Bridge Project awarded funding – Response to City; Bridge Name: 3rd Ave: Calapooia River Bridge #43C09**

Dear Mr Shepard,

This letter is in response to the February 4, 2015 letter requesting that three questions be answered to help clarify issues surrounding the referenced bridge above. The replies to these questions are:

1. Explain the discrepancies between the "Underwater inspection report" scour rating and the official rating.

The discrepancies come from two different viewpoints being addressed. The underwater inspection report provides a snap shot of what is seen at the time of inspection. The official scour code results from an evaluation with a much broader view that includes analysis of potential scour and its impacts to the structure.

The scour code evaluation includes what could happen during a very large flood event such as a 100-year and/or 500-year flood. You and the underwater inspection report pointed out that there has not been much change from 2001 to 2013. The Hydraulic Engineer used this historic inspection data to help with his analysis. The bridge has not seen a major flood during this inspection period.

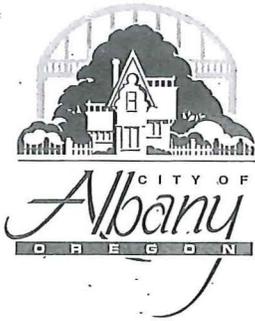
We have not seen a substantial event like a 100-year flood at this site but the bridge has obvious scour issues. It is the Hydraulics Engineers' responsibility to look at higher flood events with the input of underwater inspection reports, and assess the survivability of the bridge when the 500-year flood event happens.

The present analysis estimates the worse case water surface elevation and it's effect on the bridge from a scour perspective. The analysis estimates the maximum scour and velocities that may be experienced. If a detailed analysis was done when the bridge was designed it is not in ODOT records nor was it supplied by the City of Albany. Without this analysis the only data we have is the bridge cross-section and inspection data supplied by the inspection team. A single section analysis was done with the the data available. Assuming the worse case senario is the only alternative and considerable engineering evaluation must be used by the hydraulics enginner producing this very basic analysis. This analysis is for estimating purposes only because available information is so limited.

3. "Does what is identified as Bent #1 provide structural support to the bridge?"

As your letter asks about the support of Bent #1, we do not have as-built drawings showing us how the bridge was constructed. We did not make any assumptions on the structural capability of foundations except that if the 9 foot of scour at a 500-year flood event, then the structural stability of the bridge will be in question. This is based on a conservation approach that one of two possible scenarios will exist. One is that the bridge foundations rely on at least some support from the spillway foundation, since it was constructed prior to the bridge being built. The second scenario is that the foundation of the bridge may be independent of the spililway foundation, but the bridge foundation would be damaged sufficiently by the spillway failure that the bridge stability that a failure of both would result. In either case we must conclude that the spillway foundation stability is critical to the bridge foundation stability.

FHWA studies show that 60% of the bridges that fail are due to scour. When the 500-year event occurs, the anticipated scour of 9 feet will cause a high probability of failure unless the scour countermeasures recommended are put into place. FHWA has implimented the scour coding policy to allow the owners of substandard bridges to take advantage of the opportunity to receive funding to rehabilitate bridges with low sufficiency ratings to prevent catastrophic bridge failures.



February 4, 2015

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

541-917-7500

CITY MANAGER/  
ECONOMIC DEVELOPMENT/  
URBAN RENEWAL  
541-917-7500  
FAX 541-917-7511

FINANCE  
Finance/Recorder  
541-917-7532  
FAX 541-917-7511

Municipal Court  
541-917-7740  
FAX 541-917-7748

COMMUNITY  
DEVELOPMENT  
Planning  
541-917-7550  
FAX 541-917-7598

Building Division  
541-917-7553  
FAX 541-917-7598

FIRE ADMINISTRATION  
541-917-7700  
FAX 541-917-7716

HUMAN RESOURCES  
541-917-7515  
FAX 541-704-2324

INFORMATION TECHNOLOGY  
223 Third Avenue SW  
541-917-7599  
FAX 541-791-0075

PUBLIC WORKS  
Engineering  
541-917-7676  
FAX 541-917-7573

Water/Sewer Billing  
541-917-7547  
FAX 541-917-7794

Call-A-Ride  
112 Tenth Avenue SW  
Albany, OR 97321  
541-917-7770  
FAX 541-812-2571  
TDD 541-917-7762

Transit  
112 Tenth Avenue SW  
Albany, OR 97321  
541-917-7667  
FAX 541-812-2571

Bruce Johnson, P.E.  
ODOT Bridge section MS #4  
4040 Fairview Industrial DR. SE  
Salem, OR 97302

Dear Mr. Johnson:

FEDERAL LOCAL BRIDGE PROJECT FUNDING AWARD,  
3<sup>RD</sup> AVENUE: CALAPOOIA RIVER BRIDGE #43C09

I am in receipt of your letter dated January 21, 2015, regarding the funding for the bridge project referenced above. I understand ODOT's need to know the disposition of the City regarding this project. The City of Albany is in a difficult position. We certainly want to protect our bridges and the public who use them. We also understand the opportunity that the HBP funding provides the City to address bridge issues with a significant contribution of federal funds. However, we also want to make sure these limited funds (and the City's limited funds) are put to the best use possible for the public. I am sure ODOT shares these desires.

The City continues to have several questions about the severity and magnitude of the problem on the 3<sup>rd</sup> Avenue bridge. I believe it would be prudent to answer these questions before an expenditure of over \$3 million is made on the bridge, regardless of the source of funds. I am hopeful that ODOT can help answer the questions below so Albany and ODOT can determine if an investment of \$3 million in our bridge is required at this time:

1. *Underwater inspection reports* I have reviewed indicate the scour at Bent #1 is not severe and has not changed much over time. Comments supporting this are made consistently in reports between 2001 and 2013. The underwater inspection report from 2013 states the scour rating of 2 is not accurate and there are not serious scour problems. This is the same year in which the bridge was identified as being eligible for funding due to severe scour issues.

This discrepancy should be rectified before we spend \$3 million on this bridge. Are the statements in the underwater reports not accurate or is the scour issue one that is not a major concern at this time.

2. In response to Albany's initial questions about the scour risk, ODOT staff performed a scour analysis for the bridge. We appreciate the effort ODOT went to in order to try and answer our questions. I was informed ODOT performs your scour evaluations based on the 500-year event. The scour analysis ODOT completed identified that during a 500-year event, the flow velocity of the river under the structure "will exceed 9 feet per second." The report goes on to state under these conditions, "Bent #1 will be significantly scoured probably severely impacting bridge stability."

February 3, 2015

I am not familiar with the details and assumptions used in the ODOT analysis, so I am not sure if backwater effects from the Willamette River were accounted for in the model. The confluence of the Calapooia and the Willamette is about one third of a mile downstream of the bridge. The FEMA flood plain maps show the bridge area inundated with water during a 100-year event on the Willamette. Therefore, I would anticipate that during a 500-year flood event the Willamette River will create a backwater effect at the bridge. If this is the case, I would anticipate the water velocities will be much lower than 9 feet per second at the bridge. I would appreciate understanding if/how your hydraulic analysis took this backwater into effect.

3. The last question is, does what is identified as Bent #1 provide structural support to the bridge? City as-build records show the concrete that is identified as Bent #1 was installed prior to the bridge construction in 1960. Most likely this concrete was constructed as a spillway and not a bridge support element. So does this concrete provide support to the north end of the bridge? Understanding the structural function of what is identified as Bent #1 would seem important in order to evaluate the risk presented to the bridge posed by scour of this area. I assume more investigation is required to answer this question.

I hope it is clear the City is appreciative of the efforts of ODOT, and the potential funding opportunity for the 3<sup>rd</sup> Avenue bridge. However, the question above should be answered before ODOT and the City commit significant and scarce funding resources. It is important these limited resources are targeted and used for the highest needs.

If the answers to the questions above confirm there is a need to address scour at this bridge, we will want to explore options for completing improvements including moving forward with the proposed HBP project in question or other less dramatic measures to protect the integrity of the bridge.

Please let me know if you agree the questions above are worth answering before moving forward with a project for the bridge. I would also like to know how ODOT and the City might be able to work together to answer the questions above. Thank you for your patience as we work through these important issues.

Sincerely,



Mark W. Shepard, P.E.

Assistant City Manager, Public Works and Community Development Director

MWS:ms

Enclosure



# Oregon

John A. Kitzhaber, M.D., Governor

**Department of Transportation**

Technical Leadership Center  
ODOT Bridge Section MS #4  
4040 Fairview Industrial Dr. SE  
Salem, OR 97302

RECEIVED

JAN 27 2015

FILE CODE:

January 21, 2015

PW Engineering

City of Albany  
333 Broadalbin ST SW  
Albany, OR 97321

Attention: Mark Shepard, PE

**RE: Federal Local Bridge Project awarded funding**  
**Bridge Name: 3rd Ave: Calapooia River Bridge #43C09**  
**Award Amount: \$3,115,425.**

Dear Mr Shepard,

The above bridge was awarded the amount of \$3,115,425 for 2015-2018 STIP federal funding year by the Local Bridge Selection Committee (LBSC) in March of 2013. The Preliminary Engineering phase of this project was scheduled to be obligated on 12-15-2014 in the amount of \$692,000. This date has passed and ODOT would like to know what is the city's plan for moving forward to deliver this project.

The latest correspondence from the city informed us that the city wanted to "take a step back and not move forward with the proposed project" to expend the HBP funds as shown in the attached letter. At the same time, the city requested "ODOT perform a load rating evaluation". This request is not clear as the purpose of performing a load rating is to assess the capacity of structural members. Load rating does not normally consider scour and the funding was intended to fix the scour problem. The load rating is typically performed to assess superstructure deficiencies and the superstructure is rated as a 6, which is considered satisfactory. We are not aware of any significant superstructure defects that would impact the load capacity.

If it is your city's intent to not move forward to expend the local bridge funding, please provide us with a written confirmation that you are no longer interested in the awarded money. The Local Agency Bridge Selection Committee (LABSC) will then be able to reallocate the LHBP funds to another local agency. The LABSC would like to meet the federal requirement of obligating the funding in the year that it is awarded.

If you have questions, you can contact Holly Winston at 503-986-3356 or your local agency liaison Garland Sandel at 503-986-2650.

Please confirm your interest in the funding by February 9, 2015.

Sincerely,



Bruce Johnson, PE  
State Bridge Engineer

Attachment: email from city of albany

Cc: Holly Winston, PE  
Bert Hartman, PE  
Garland Sanders

BVJ/jdj