

CITY OF ALBANY  
CITY COUNCIL SPECIAL MEETING  
Council Chambers  
Monday, August 31, 2015  
4:00 p.m.

MINUTES

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

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

Councilors Absent: Councilor Floyd Collins (excused)

SCHEDULED BUSINESS

Business from the Public

None.

Approval of Agreement

Infrastructure funding agreement with MBBH Development LLC, for ST-16-02, Crocker Lane LID (from Valley View Drive to Meadow Wood Drive)

Assistant Public Works Director/City Engineer Jeff Blaine said that, in March and April, Council discussed a potential Local Improvement District (LID) for Crocker Lane, part of which was associated with a proposed development at the intersection of Valley View Drive and Crocker Lane. At the end of the discussion, Benton County, the City of Albany, and the developer came to an agreement that represented a lot of hard work and compromise on the part of each of the parties, and a lot of graciousness on the part of the developer, Myles Breadner of MBBH Development, LLC, who proposed that he would pay the \$1,000 assessments for 58 lots south of the property he is developing that were part of the original development. The funding package also included the need for an agreement, the basic premise of which was that the City would limit the assessment for the proposed development to the dollar amount the developer estimated to privately construct their frontage improvements and the wooded parcel at the north end of the property would be donated to Benton County Parks. Blaine briefly reviewed the draft agreement included in Council packets which secures the obligations made by each party through the previous process. He reviewed associated timing issues and thanked the City Council for holding a special Work Session to consider the request.

City Attorney Jim Delapoer said this agreement documents the deal that was part of the subdivision approval and the LID approval. The agreement caps the assessment for the developer which allows him to move forward in giving the park property to Benton County and fulfilling his obligations to his neighbors and to the City. Brief discussion followed.

MOTION: Councilor Bill Coburn moved to authorize the City Manager to enter into an agreement with MBBH Development and Councilor Bessie Johnson seconded it.

Councilor Dick Olsen asked if the development was approved by the Planning Commission. Delapoer said yes, there was subdivision approval.

VOTE: A vote was taken on the motion and it passed 5-0.

BUSINESS FROM THE COUNCIL

Coburn said he will not be able to attend Monday meetings in September as he has state-required continuing education on those evenings.

Konopa said she welcomed 98 visitors from San Francisco who stayed in Albany last night after coming in on two tour buses coordinated by the Albany Downtown Association.

City Manager Wes Hare advised that the City has been approached by the City of Sodaville. They are having issues with their wells and may reach a point where they need to replenish their reservoir with about 8,000 gallons of water.

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Because this is an emergency purpose for one of our neighbors, staff agreed to provide water, if needed. They are also looking at closer water sources.

Myles Breadner, MBBH Development, LLC, expressed appreciation to the Council and said that working with City of Albany staff has been a pleasure. He would like to be on record saying that he has always envisioned that the property being donated to Benton County would be park property, and he is glad all of this came together. He purchased the entire parcel with no intention of converting that part to lot inventory. He also identified that the piece that will be donated as park property was held out as a capital asset, as he believed it was unsuitable and undesirable as development property, primarily because of the abundance of timber. He also expressed appreciation to Jeff Powers from Benton County Parks Department.

NEXT MEETING DATE

September 9, 2015, Regular Session and September 21, 2015, Work Session.

ADJOURNMENT

There being no other business, the meeting was adjourned at 4:17 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix  
Administrative Assistant

Wes Hare  
City Manager