

CITY OF ALBANY
CITY COUNCIL
Council Chambers
Wednesday, March 9, 2016
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: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Floyd Collins.

Councilors absent: None.

SCHEDULED BUSINESS

SPECIAL PRESENTATION

APD Employee of the Year Awards.

Police Chief Mario Lattanzio presented two awards.

Police Clerk Tim Sheridan was awarded the Albany Police Department (APD) Civilian Employee of the Year Award. Lattanzio read from a staff report dated October 5, 2015 (see agenda file). Sheridan has been a Records Clerk for ten years. Lattanzio said Sheridan provides excellent customer service to the public and staff in overseeing records, fleet management, and front counter service. Sheridan is dedicated, works hard, and maintains a positive attitude, which is much appreciated. He is a team player and a great asset to APD.

Lattanzio presented Sheridan with a plaque and a certificate.

Sergeant Robert Hayes was awarded the APD Sworn Employee of the Year Award. Lattanzio read from a summary (see agenda file). Lattanzio said Hayes leads by example, conducts training at APD and other agencies, and is recognized across the state of Oregon for his training and leadership skills. Hayes provides guidance with policies and procedures to fellow employees and facilitates changes in performance. Hayes works to build great team unity and evenly distributes calls for service. He is a motivator to other employees.

Lattanzio presented Hayes with a plaque and a certificate.

Konopa said the Council is very proud of its APD employees. They do outstanding work.

SCHEDULED BUSINESS

Communication

Report from the Albany Visitors Association (AVA) on its trade show work.

AVA Executive Director Jimmie Lucht distributed the “AVA 2015 Report” (see agenda file). Lucht described the three travel trade shows AVA staff attended. The first was the American Bus Association, in Louisville, Kentucky. They had 52 appointments there; Lucht described appointments as akin to speed-dating, whereby they get 7-10 minutes with “buyers” to describe what Albany has to offer. Usually a city the size of Albany would get about 30 appointments, but they had several buyers who requested appointments with Albany. Lucht said, this is a good sign that they are interested in Albany.

Lucht said the AVA also attended a National Tour Association in Atlanta, where they had 26 appointments. There were over 30 people from Oregon at the event.

Lucht said the third event was the Select Travel Show in Little Rock, Arkansas. It was for travel program directors and the AVA had 26 appointments. So overall, they had over 100 appointments. In the next few months, the AVA will be contacting the tour operators two-five times.

Lucht said that over the last few years, they’ve seen eight to ten tour groups come to Albany due to these contacts. The AVA doesn’t always know when groups come; for example, the Carousel said they had 86 busloads in one

year, or 5,000 people visiting. The AVA will be setting up a database and working with the Carousel, the Montieth House, and the museums to track who is coming and what they are coming to see in Albany.

Lucht said there was one tour operator that brought two busses, over 90 people, to stay one night in Albany on the way to Washington and they stayed a second night on their way back. The trip alone benefited Albany hotel stays and 180 meals.

Lucht said Travel Oregon Commission was in Albany on February 22-23, 2016. The group met at the Main Library for training, then went on a tour, had a reception at the Carousel, and had dinner at Sybaris. The next day they met at the Expo Center, went to the Regional Museum, and were catered by BoMacks. Lucht said, Albany has set the bar high.

Lucht described some upcoming events. Spotlight on the Northwest will be in Albany in September, bringing about 50 tour operators for three days and nights. The AVA has made a bid for the T2017 Travel and Words Conference, which would bring 30-50 travel writers to stay for two to three nights. Albany will be the post-conference event for the Food Works Conference in Portland, spending two to three days looking at Albany's wines and microbrews. On August 21, 2017, there will be a solar eclipse. People from as far away as Europe are looking for place to stay, and Albany is a prime location since it is right on the path. Lucht sent Travel Oregon contact information to send on to those tourists. In July 2018, the NW Tandem Bike Rally will bring about 400 bikes with 800 people to stay five or so nights.

Lucht said that every year the Governors Conference meets and Lucht is trying to draw them to Albany in 2017, since the Carousel building would be complete and could host a reception.

Discussion followed about the solar eclipse. It will hit the continent in Newport first, and Albany is in its path.

Lucht submitted his March 9, 2016, AVA Report (see agenda file).

Business from the Public

There was no business from the public.

Second Reading of Ordinance

Amending AMC Chapter 6.10, Keeping of animals, to allow Albany residents to temporarily keep juvenile swine.

City Attorney Sean Kidd read for the second time in title only: AN ORDINANCE AMENDING AMC CHAPTER 6.10, KEEPING OF ANIMALS, TO ALLOW ALBANY RESIDENTS TO TEMPORARILY KEEP JUVENILE SWINE AND DECLARING AN EMERGENCY.

MOTION: Councilor Floyd Collins moved to adopt the ordinance and Councilor Dick Olsen seconded it.

Councilor Rich Kellum said he had no issue with the emergency clause.

VOTE: A vote was taken on the motion and it passed 6-0 and was designated Ordinance No. 5868.

Adoption of Resolution

Adopting a new fines and fees schedule for the Albany Public Library and repealing Resolution No. 5800.

City Manager Wes Hare said this is not an increase, but rather it raises the threshold for when patrons can check out books if they have an outstanding balance.

MOTION: Collins moved to adopt the resolution and Councilor Ray Kopczynski seconded the motion. The motion passed 6-0 and was designated Resolution No. 6485.

Adoption of Consent Calendar

- 1) Resolution establishing a Money Purchase Plan and Trust to be known as City of Albany City Manager Plan in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust.
RES. NO. 6486
- 2) Resolution establishing a Money Purchase Plan and Trust to be known as City of Albany Executive Plan in the form of the ICMA Retirement Corporation Governmental Money Purchase Plan and Trust.
RES. NO. 6487

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

Award of Bid

City property mowing contract.

Kopczynski said that the staff report noted that the bidding was very close. Parks & Recreation Director Ed Gallagher said the two lowest were very close to each other on the base bid, which is the foundation for the bid award. There were other add-ons. This is a straight forward bid. Discussion followed.

MOTION: Councilor Bessie Johnson moved to award the contract for mowing services to Chorak Mowing. Kopczynski seconded the motion and it passed 6-0.

Appointments

Appointing Larry Preston to the Building Board of Appeals.

MOTION: Kopczynski moved to approve the appointment and Collins seconded it. The motion passed 6-0.

Appointing Karen Cardosa to the Community Development Commission as the housing representative.

MOTION: Collins moved to approve the appointment and Kopczynski seconded it. The motion passed 6-0.

Reports

Notice of emergency measure to be authorized by City Manager for a temporary fire station.

Hare said, we have known we would need an alternate location for a fire station while the old station was being demolished. This building just became available and will work for the project. Hare said, we did a survey of the neighbors, and there are no complaints or problems with the relocation. Community Development said this is an acceptable use so they don't have to go through the site plan review process. The fire crews will respond from this location.

None of the Councilors expressed concerns.

East I-5 development.

Public Works Engineering and Community Development Director Jeff Blaine said that what is driving this item is the Somerset subdivision proposed by Myles Breadner. Blaine said since that this item is in the midst of a land use appeal, he will be sticking only to the facts during his presentation.

Blaine said the Planning Commission denied the application and Breadner is appealing that decision to the City Council, and at the same time, he wanted to take a step back and talk to staff about alternatives to satisfy the concerns of the neighbors. In doing so, staff identified two primary concerns from citizens: the lack of a secondary connection from the south, and the impacts at Knox Butte and Clover Ridge Road, which required a mini roundabout or a traffic signal to address.

Blaine passed out a map of the Somerset Subdivision (see agenda file).

Blaine said the City owns some property to the south, the old Brandis properties, and the City also has a series of improvements identified in the Sewer, Water, and Transportation Master Plans that go across those properties. The City is also interested in selling the parcels. Staff received some new information that relates to getting wetlands delineation and Blaine has preliminary results from the consultant that have been submitted to Division of State Lands (DSL). Most of the northern portion of the parcel is wetlands, so it will be costly to develop due to wetland mitigation and infrastructure requirements in the Master Plans.

Blaine said Breadner is aware of the City's need for utility improvements across the City-owned parcel, so there is a potential plan for Breadner to construct a road connection to the southwest at Somerset and Timber Ridge. If Breadner's subdivisions made that connection, it could redirect enough traffic to avoid the improvements that would otherwise be needed at Clover Ridge and Knox Butte, and meet neighboring property owner's desires to divert traffic away from Clover Ridge through a secondary access. It would also alleviate Breadner's requirement to install sprinklers in all of the houses. Breadner is willing to put the resulting savings toward the public utility and road improvements on the City-owned parcel instead. Blaine said, if Breadner were to construct this portion of the road, it would no longer be part of the Transportation System Program (TSP), so it would no longer be System Development Charge (SDC) creditable.

Blaine asked, is the City Council open to the possibility of exploring this, in order to meet the City of Albany's needs with future infrastructure, make the neighbors happier, and get Breadner's subdivision to go through? Blaine said the hitch is the TSP and SDC update process that they'll have to go through again.

Blaine said the challenge is that Breadner has an appeal already in process and it has a schedule. Blaine said Breadner would be willing to withdraw his land use application fee if the City Council is open to considering the

TSP and SDC modifications. He could then reapply and the City would waive the application, so Breadner isn't paying twice. If the City Council is not interested in going through the TSP and SDC process again, Breadner will continue with the appeal.

Blaine passed out the Figure 6A Wetland Index Map (see agenda file).

Transportation Systems Analyst Ron Irish said the appeal will go to the City Council on April 13, 2016. Irish described that the TSP in place today includes orange and blue segments on the map. The green section represents the sewer line that would need to have a gravel road over the top. Constructing the access road would require some wetland mitigation. If the City were to look at that possibility, of partnering with Breadner for utility and road improvements, it would be a long process because it would involve a TSP amendment. Irish described the process. If the Council proceeds with the plan, Breadner would withdraw the current application and would not file again until next year.

Irish asked the City Council, are you willing to look at TSP amendment to incorporate these changes?

Blaine said he supports exploring this idea because since the water, sewer, and street facilities are in Master Plans, the City has identified that a need exists for these facilities. With the infrastructure requirement and the wetlands, if this property is not desirable to a developer as is, it means the City would need to fund the construction of those in the future anyway in order to get what has been identified as critical facilities. In Blaine's opinion, it makes sense to take advantage of this partnership with Breadner so that the City would not have to put cash forward. Breadner would invest in the infrastructure and get credit on his development. The City as a whole would have the added benefit that when we do market the property, the infrastructure is already in place and it would be more appealing to buyers.

Kopczynski asked Blaine to estimate, to the best of his ability, how long it would be before Breadner could build homes if he pulls the appeal and the City does the TSP changes. Irish said even if the subdivision were approved now, Breadner wasn't going to construct until next year anyway, so he thinks this plan is probably a workable timeframe, even with a TSP amendment.

Collins said he thinks the Council should let staff investigate the proposal. They have, in the past, looked for a connection to get out to Clover Ridge; this allows a connection. Collins said he recognizes that under the Albany Development Code (ADC) and Fire Code, subject to the outcome of the appeal, all the proposed lots could be built with sprinkler systems, but they would still have the negative impact of all of those vehicles dumping out on to Clover Ridge Road. If they amend the TSP to allow these changes, it makes more sense from a transportation network perspective. Collins said, if there is an opportunity to come to a rational solution where we can meet long-term objectives of the City met, then we should have staff discuss this proposal with Breadner. The City Council generally concurred.

Code Enforcement Team semiannual report for Fiscal Year 2015-2016.

Public Information Officer/Management Assistant Marilyn Smith said they are focusing on properties that have been maintained poorly and inhabited when they should not be. It takes a long time to solve some of the problems. She described some of the properties on the list. Staff is hoping to come up with solutions in the next year to speed up the process and make the process safer.

Smith said that the Jefferson Court structure is gone; the lot is vacant and the neighbors are pleased. There will be a final cleanup on Alco Street at end of this week. There is potential interest in the house at 704 Fourth Avenue SE, which has been frequented by squatters; it has been taken over by Fannie Mae and staff hopes it will go to an owner interested in restoring it. Smith said that 402 Geary Street SE has had some work done, but not enough. The City Attorney spoke with the owner of 405 Denver Street NE and she will be signing the deed over to the City soon.

Konopa said that she has met with the community, APD representatives, and City staff to come up with a solution to some of the delapidated dwellings in the community, but they don't want to explore much more without the City Council's approval. She said, we have lots of transitional housing. She said, they are finding landlords renting out houses where the occupants exceed the number intended for the structure: for example, a landlord is renting out a recliner for \$300; a couch for \$300 per month, and people are also living in the basement. This is a fire and life safety issue. She described a house where 20 people are coming and going regularly. She said, we need to look at state and federal codes.

Hare said there is an intern looking into how other cities deal with these problems, and there is also a more permanent solution in the City's Proposed Budget, which seeks to add staff to APD in order to deal with some of these issues. Hare said Konopa is correct, it is getting worse. Hare said there is a conflict in that people should be allowed to use their property as they wish, but when it spills over into the neighbor's property then there is an issue. Hare described several families renting one home. Discussion followed.

Konopa asked the City Council, do you want staff to explore what the options are? Collins thinks the Mayor's request is reasonable, though he has some concerns about getting into housing codes and rent control and

stabilization issues. There are, however, some public health and safety issues, and the rights of neighboring properties that need to be considered. Discussion followed.

Johnson said that in this economy, there are some folks that have to share houses.

The City Council concurred that staff should continue to explore options surrounding this issue.

BUSINESS FROM THE COUNCIL

Konopa said that she was in Portland with Parks & Recreation Director Ed Hodney and Matt and Janel Bennett for the Oregon Festival & Events Conference. The City of Albany and its residents received four awards: the Music Festival/Event of the Year for the Northwest Art & Air Festival (NWAAF), featuring Daughtry; the Innovation Award for Summer Sounds; the Sponsor of the Year to Matt & Janel Bennett; and the Volunteer of the Year to Chris Whitfield, who is a Balloonmeister for NWAAF. Out of the state of Oregon, Albany received the most awards.

Smith said Kidd gave presentations at the conference on recreational marijuana, e-cigarettes, and the use of drones at events. Kidd said Smith was very helpful helping him prepare.

Recreation Programs Manager Katie Nooshazar, Resource Development Coordinator Anj Brown, and Recreation Coordinator Rose Lacey also gave presentations at the conference.

NEXT MEETING DATE: Work Session: March 21, 2016; and Regular Session: March 23, 2016

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Reviewed by,

Mary A. Dibble, MMC
City Clerk

Wes Hare
City Manager