

CITY OF ALBANY  
CITY COUNCIL  
Council Chambers  
Wednesday, May 25, 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, and Ray Kopczynski.

Councilors absent: Floyd Collins and Dick Olsen were excused.

SPECIAL PRESENTATIONS

Albany Fire Department Unit Citation.

Fire Chief John Bradner said the citation is awarded to C Shift for a water rescue, in recognition of their actions as part of a unit at the Willamette River water rescue on January 20, 2016, where together they overcame adverse conditions to uphold the Fire Department's mission to prevent and protect from harm. Bradner said crews from three stations responded when a person fell into the river from the Bryant Street bridge. He showed a video of the water rescue ([http://democratherald.com/albany/video-river-rescue/youtube\\_66adc533-d501-54b3-9ffc-e0fe826a87e2.html](http://democratherald.com/albany/video-river-rescue/youtube_66adc533-d501-54b3-9ffc-e0fe826a87e2.html)).

Bradner listed the crew members involved: Firefighter Lon Lemkau, Apparatus Operator Kirk Bohard, Firefighter Clifton Booher, Firefighter Carly Shears, Assistant Chief Shane Wooton, Battalion Chief Scott Cowan, Lieutenant John Zimmerman, Apparatus Operator Mike Hurley, Firefighter Rick Griffin, Lieutenant Brian Vorderstrasse, Firefighter Gabe Anderson, Lieutenant Chris Johnson, Firefighter Alex Chang, Lieutenant Jamie Smith, and Apparatus Operator Keith Gillespie. Those who were present in the audience received their awards.

Konopa recalled seeing the video and said it was scary. She commended the strength of the firefighters in lifting the rescued person into the boat without capsizing it. She said our brave firefighters risk their lives for the community. It was an amazing rescue. She thanked those involved on behalf of the City of Albany.

Historic Preservation Month Awards.

Planner I Shawna Adams said May is Historic Preservation Month. This year's theme is "This Place Matters." Each year during Historic Preservation Month the Landmarks Advisory Commission (LAC) selects individuals and organizations to honor for their role in preserving Albany history and resources. Tonight Konopa will present three awards. Adams showed a PowerPoint slide for each award (see agenda file).

The first award was given to journalist Hasso Hering for challenging the community and local government to consider the places that matter, and asking the hard questions. Konopa presented the award (see agenda file).

The second award was given to Dave and Barbara Sullivan for rehabilitating the house at 338 6th Avenue SE (see agenda file). When the Sullivans bought the house in 2012, it had been designated a dangerous property. The Sullivans are commended for their transformation of a premier landmark in the Hackelman Historic District.

Dave Sullivan said Buddy McClure, the painter, deserved a good share of the credit.

The third award was given to Rebecca Bond of Albany Visitor's Association for leadership in promoting local heritage and preservation. Konopa presented the award (see agenda file) and thanked Bond.

Oscar Hult, owner of the Natty Dresser, described the Hidden History architectural details scavenger hunt sponsored by the business. Nine entrants found all of the details. Konopa drew the winner, Kristin Holley, from the nine entries. Holley will receive a \$25 gift certificate to the Natty Dresser and a \$25 gift certificate to First Burger.

SCHEDULED BUSINESS

Public Hearing

Approving the sale of City-owned surplus properties located at 1117 Jackson Street SE, Assessor's Map No. 11S-03W-07AC, Tax Lot 00402, Police building; and 3800 Knox Butte Rd E, Assessor's Map No. 11S-03W-04D, Tax Lot 00104, armory.

There was a public hearing signup sheet (see agenda file).

Konopa opened the public hearing at 7:32 p.m.

City Attorney Jim Delapoer said Oregon law requires a public hearing before the City sells property. He summarized why the armory property is up for sale and said this arrangement allows for transfer of funds now and the property transfer in about a year and a half. The City retains lease rights on the buildings, but without the obligation to make lease payments. While the City is giving up property of real value, the armory has a 30-year lease that pays one dollar each year, so that the City is not giving away an asset for which it is getting substantial compensation. The City leases the building on those terms because of the value the National Guard unit brings to the community.

Delapoer asked the Council to approve the resolution on the dais (see agenda file).

Konopa asked if anyone would like to comment. There was none.

Konopa closed the public hearing at 7:34 p.m.

MOTION: Councilor Rich Kellum moved to adopt the resolution on the dais and Councilor Ray Kopczynski seconded the motion. The motion passed 4-0 and was designated Resolution No. 6497.

#### Business from the Public

Ray Hilts, 2748 Foxglove Loop SE, said Albany's streets are in bad shape. The Council should consider sending a 3-5% gas tax for street improvements to the voters. Portland recently sent a 10-cent-per-gallon gas tax to its voters. He encouraged the Council to discuss it and bring it to the voters to consider. Konopa said the Council has been talking about a five-cent gas tax, so it is encouraging to hear it brought up. The Council isn't hopeful about getting street funds from the state or federal level. She said the City might possibly put a gas tax on the ballot in November 2016.

#### First Reading of Ordinance

Repealing Ordinance No. 5869 in its entirety and declaring an emergency (Stormwater Ordinance).

Delapoer read the ordinance for the first time in title only: AN ORDINANCE REPEALING ORDINANCE NO. 5869 IN ITS ENTIRETY AND DECLARING AN EMERGENCY.

MOTION: Kopczynski moved to have the ordinance read a second time in title only. Councilor Bill Coburn seconded the motion and it passed 4-0.

Delapoer read the ordinance for the second time in title only.

Delapoer said if the Council is inclined to pass the ordinance, there is an additional reason to do it tonight: there is a court session tomorrow morning to discuss the ballot tile and he would just as soon not spend the City's money in court.

Kellum said there are always people unhappy when the Council does things, and the Council gets attacked for its decisions. What bothers him is that the Council went through all the due diligence and was attacked; now we're undoing an ordinance, which will have to be done again later. He is frustrated by the process.

MOTION: Councilor Bessie Johnson moved to adopt the ordinance and Kopczynski seconded it. The motion passed 4-0 and was designated Ordinance No. 5871.

#### Adoption of Consent Calendar

- 1) Approval of Minutes
  - a) March 9, 2016, City Council Regular Session minutes.
  - b) March 21, 2016, City Council Work Session minutes.
- 2) Annual liquor license renewals.

MOTION: Kopczynski moved to adopt the Consent Calendar as presented. Kellum seconded the motion and it passed 4-0.

#### Award of Bid

SS-16-01, 2016 Pipe Bursting Projects.

Public Works Engineering and Community Development Director Jeff Blaine said the bids came in as expected. The low bidder is K & R Plumbing.

Kellum asked how much the equipment to do the work would cost. He recommends finding out the cost of the equipment compared to how many times we might use it. Konopa said we would also need to have the staff to do the projects. Blaine said the issue comes up every few years and the big challenge is having the staff to do it. Public Works would need to have additional staff to do the work when it happens, but probably would not have enough to keep them working the rest of the time. There's value in having people with a lot of experience do the work. It hasn't yet made sense for the City to do it from a financial standpoint and a personnel standpoint.

Public Works Operations Director Chris Bailey said we might be able to do some projects at lower costs if we bought the equipment, but we don't have anyone on staff experienced in that kind of work. There would be a training curve, and we wouldn't be able to keep them busy year-round. We can do some analysis and bring back numbers to the Council. Kopczynski asked if other cities in Oregon do this kind of work themselves. Bailey said some other cities do their own cured-in-place pipe repairs. She's not sure if other cities do their own pipe bursting. Konopa said perhaps we could do an intergovernmental agreement with other municipalities to share the cost.

MOTION: Kopczynski moved to approve award the bid in the amount of \$823,425, to K & R Plumbing Construction Company of Clackamas, Oregon. Johnson seconded the motion and it passed 4-0.

#### Approval of Contract Extension

Approving a temporary contract extension with Barker-Uerlings Insurance, Inc. for the City's insurance and risk management services.

City Manager Wes Hare said the City has contracted with Barker Uerlings for a number of years, and they've done a commendable job. We recently discovered that the last contract actually expired, so this extends it.

MOTION: Kellum moved to approve the contract extension with Barker-Uerlings Insurance, Inc. Kopczynski seconded the motion and it passed 4-0.

#### Appointment

Appointing Cecilia Mihaylo to the Parks and Recreation Commission.

MOTION: Kopczynski moved to approve the appointment of Cecilia Mihaylo to the Parks & Recreation Commission. Coburn seconded the motion and it passed 4-0.

#### BUSINESS FROM THE COUNCIL

Kopczynski reported on the carousel groundbreaking. He was impressed by the number of timbers salvaged. Discussion followed about the event and the next steps. Johnson thanked the people who have volunteered so many hours to the carousel.

Konopa mentioned Albany Partnership for Housing & Community Development's recent Parkrose project. Konopa volunteered, along with volunteers from Key Bank and from the LDS Church's "Just Serve" program. The volunteers painted fence and garages, edged sidewalk, and cleared out brush. Konopa said it isn't completely finished, but looks much better. She said Albany is fortunate to have so many volunteers for this kind of project.

Konopa introduced the City's two visiting fellows, Jose (Dave) Albao from the Philippines and Rozaidi Mahat from Malaysia. She invited them to speak.

Albao said their visit has been a great experience for him and for Mahat, as well as for two other fellows who are in Adair. The program is initiated by the State Department and includes fellows from Latin America as well as southeast Asia. Albao and Mahat are here with the Young Southeast Asian Leaders Initiative, which is for people described as "emerging leaders in environmental sustainability in legislative processes in democracies in Asia." In Albany and surrounding local governments, they have seen how people here value healthy ecosystems. It isn't perfect anywhere, but they saw good models here. He thanked the City for its hospitality, and encouraged continuing work. His home is a small island with no power grid and no wastewater treatment, so they do things very primitively. He said they have been very fortunate to be in Oregon and see best practices for responsible resource management. They appreciate Albany's value for transparency in government. Government should take care of people's needs and concerns. Every government tries to do that. He has noticed here the importance of freedom of information. He invited everyone present to visit the Philippines and Malaysia.

Konopa said it has been a pleasure having Albao and Mahat here and thanked Hare for making sure they had a great experience. Hare thanked both for being wonderful guests. Albany has had four sets of fellows visit, and it's been great for staff to be exposed to different perspectives and conditions around the world. It is a great program.

Mahat said he is from Malacca, in Malaysia. In Malaysia, there are about 250 local governments. In Malacca there are four. He thanked Hare for showing them how the City of Albany is managed, and Assistant City Manager/Chief Information Officer Jorge Salinas for showing the City's energy management program. He also welcomed Albany's Councilors to visit Malacca, especially in September 2017, when Malacca hosts a series of environmental forums. He will send an official invitation to the City of Albany.

Albany City Council Regular Session  
May 25, 2016

NEXT MEETING DATE: Work Session: June 6, 2016, and Regular Session: June 8, 2016

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Reviewed by,

Mary A. Dibble, MMC  
City Clerk

Wes Hare  
City Manager