

CITY OF ALBANY  
CITY COUNCIL WORK SESSION  
Municipal Court Room  
Monday, March 21, 2016  
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: Mayor Sharon Konopa and Councilors Dick Olsen, Floyd Collins, Bessie Johnson, Rich Kellum, Ray Kopczynski, and Bill Coburn.

Councilors Absent: None.

BUSINESS FROM THE PUBLIC

There was no business from the public.

37<sup>TH</sup> AVENUE PROPERTY SALE

Parks and Recreation Director Ed Hodney referred to the written staff report. He said the City Council was made aware in March 2015 that the City had been approached by the owners of two lots adjacent to property the City had acquired by gift in late 2013. The lot owners are interested in purchasing part of the donated tract in order to construct drainage improvements and potentially connect with the City drainage facility. The Community Development Department has approved a Tentative Replat defining two proposed sale parcels. Procedurally, if Council gives direction to move forward, this would come back as a public hearing and resolution at a regular session of the City Council.

Councilor Floyd Collins asked whether the lots to the east have similar drainage problems. Hodney said he hasn't had conversations with the remaining lot owners and they haven't approached the City with drainage issues.

Councilor Rich Kellum said he doesn't have a problem with conveying the lots but he wonders whether it would be a good idea to contact the remaining lot owners before proceeding. Hodney said that could be done; however, staff has already gone through the process to file for a Tentative Replat for the two lots and he would prefer to move forward with those, since no one else has approached and made an offer to purchase.

City Attorney Jim Delapoer briefly reviewed legal considerations related to land donation.

Konopa asked whether there would be enough room in the right-of-way for potential future road improvements. Hodney said yes, but that, for all practical purposes, the property is not developable.

In response to questions from Councilor Ray Kopczynski and Councilor Dick Olsen, Hodney provided clarifying information about the site and surrounding properties and described how the lot owners could connect with the City's drainage facility south of 39<sup>th</sup> Avenue, if they chose to do so.

Council directed staff to bring this item back as a resolution.

GIBSON HILL ROAD/CROCKER LANE INTERSECTION ALTERNATIVE

Transportation Systems Analyst Ron Irish referred to the written staff report and the Gibson Hill Road and Crocker Lane Intersection Alternatives Analysis (IAA). He said the City Council previously heard concerns about this intersection during public processes related to a development application on the north end of Crocker and Local Improvement District improvements to Crocker. The Transportation Systems Plan has had a signal prescribed for that intersection since 2010, with no timeline for construction. The IAA done by David Evans and Associates, Inc., lays out five different treatments for the intersection: an all-way stop control, a single-lane traffic signal, a traffic signal with turn lanes, a modern roundabout, and a mini-roundabout. Irish reviewed the details and staff analysis for each of the five options. Based on the analysis, staff found that a single-traffic signal or mini-roundabout appear to be the best choices for further evaluation based on long-term performance, cost, and right-of-way impacts.

Councilor Ray Kopczynski asked for additional information about the cuing analysis. Irish said it is very difficult in some of the software programs to accurately reflect cuing, and he is suspicious of the accuracy of some of the cuing analysis.

Collins asked, with the right-of-way requirement in the northeast corner, whether the existing house on Gibson Hill Road would meet the standard for side yard setbacks. Irish said no, the existing house would be closer than the side yard setback standard of 15 feet.

Cameron Grile, David Evans & Associates, reviewed additional considerations associated with a mini-roundabout. The City would likely need to pursue a speed reduction to 35 mph for Gibson Hill Road with that option, and consideration would need to be given to how pedestrians and bicycles would navigate through. Typically, bicycles are assumed to traverse through a mini-roundabout like a motor vehicle but a sidewalk could be added at an increased cost.

Irish said the Traffic Safety Commission saw the draft report in February 2016. Four of five Commission members were present. Three members very much liked the idea of a mini-roundabout, and the reasons they gave included that it would fit in with the roundabout on North Albany Road and that it was a way to justify speed reduction on Gibson Hill. The fourth member preferred the single-lane traffic signal to the mini-roundabout. The commission as a whole was willing to entertain an all-way stop as an interim measure if the ultimate improvement was in the five-to-ten-year window but they did not like the idea of the interim measure if the improvement would be in the three-to-four-year timeframe.

Collins asked what consideration was given to emergency vehicles coming from Fire Station 14 going eastbound. Irish said that wasn't directly addressed in the analysis. He said emergency vehicles might have to go over the center island of a mini-roundabout, depending on the design and the vehicle. The only option that would unavoidably delay an emergency vehicle would be the all-way stop.

Collins said he has heard that under existing conditions at peak hours, people have minimal gaps to get out onto Gibson Hill Road from Crocker Lane. He wondered about a staged program, with a single-lane signal now designed so that it can be expanded to a traffic signal with turn lanes in ten or fifteen years. Irish said that could be done but it would be an expensive conversion and not much benefit in performance.

Collins asked at what point the right of way acquisition would devalue the adjacent parcel so the City would have to purchase it. Delapoer said he doesn't know the facts of this specific parcel; however, in general, as long as the parcel is developable and has access, the City would owe the value of the land taken plus any provable residual reduction in value for the remainder of the parcel.

Konopa suggested that the City hold a public meeting in North Albany to let the citizens bring their concerns and offer their opinions. Following brief discussion, Council directed that staff hold a public meeting to present the options and get feedback.

#### BUSINESS FROM THE COUNCIL

Kopczynski distributed and reviewed an article from The Oregonian: *Oregon collects \$3.48 million in revenue from first month of taxed recreational marijuana sales* (see agenda file). He noted that there was an editorial in the *Albany Democrat-Herald* referencing information in this article. He said that he has not heard any negative impacts from early recreational sales from dispensaries in Corvallis, that the amount of revenue is much higher than estimated, and that if the trend in other states holds, this will magnify. He said Council has been accused of not being business friendly, and here they are driving businesses and jobs to Corvallis. He strongly believes that Council should consider alternatives to get some of that tax revenue this year. Konopa said she has heard that the revenue from the first month is more than projected but she is curious to see what the trend is over subsequent months, and to see how it affects the black market. There was brief discussion.

Konopa said she received an e-mail request from a citizen wanting Council to consider banning backyard burning and fire pits. Brief discussion followed regarding burning restrictions in other communities, and it was noted that the City allows burning of yard debris but not trash. Council did not express interest in addressing the issue of backyard burning and fire pits.

#### CITY MANAGER REPORT

City Manager Wes Hare said he had been asked to teach a college course in China for one month this summer. Jorge Salinas has indicated he will be present and available to cover during Hare's absence, tentatively July 18 through August 12. Council indicated approval for the absence.

#### ADJOURNMENT

There being no other business, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix  
Administrative Assistant

Wes Hare  
City Manager