



NOTICE OF PUBLIC MEETING  
CITY OF ALBANY  
CITY COUNCIL WORK SESSION  
Municipal Court Room  
333 Broadalbin Street SW  
Monday, September 12, 2016  
4:00 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.

- 4:00 p.m. CALL TO ORDER
- 4:00 p.m. ROLL CALL
- 4:05 p.m. BUSINESS FROM THE PUBLIC
- 4:10 p.m. QUEEN AVENUE CROSSING DISCUSSION – Ron Irish and Frannie Brindle (ODOT). [Verbal]  
*Action Requested: Information, discussion, and direction.*
- 4:40 p.m. ALBANY HELPING HANDS PROPERTY REQUEST – John Donovan. [Verbal]  
*Action Requested: Information, discussion, and direction.*
- 5:00 p.m. CONNECTION TO CITY SEWER, 2650 NW SKYLINE TERRACE – Staci Belcastro. [Pages 2-7]  
*Action Requested: Information, discussion, and direction.*
- 5:20 p.m. UNIVERSITY OF OREGON SUSTAINABLE CITY YEAR UPDATE – Bob Richardson and UO staff.  
[Verbal]  
*Action Requested: Information.*
- 5:40 p.m. BUSINESS FROM THE COUNCIL
- 5:50 p.m. CITY MANAGER REPORT
- 6:00 p.m. ADJOURNMENT

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

*The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.*



TO: Albany City Council

VIA: Wes Hare, City Manager  
Jeff Blaine, P.E., Public Works Engineering and Community Development Director *JB*

FROM: Staci Belcastro, P.E., City Engineer *SB*  
Gordon Steffensmeier, P.E., P.L.S., Civil Engineer III *GS*

DATE: September 7, 2016, for the September 12, 2016, City Council Work Session

SUBJECT: Sewer service to 2650 Skyline Terrace NW

RELATES TO STRATEGIC PLAN THEME: • A Safe City

Action Requested:

Staff recommends Council consider and provide direction concerning a request to construct a public sewer main to serve 2650 Skyline Terrace NW.

Discussion:

Levi McDonald recently purchased a house located at 2650 Skyline Terrace NW via a Benton County Sheriff's sale (Attachment A). The house was purchased with a failed septic system. Mr. McDonald contacted staff after purchasing the property to discuss connecting to the City sewer. Repairing the existing septic system is not an option because the property is within 300 feet of City sewer and Oregon Administrative rules and DEQ regulations prohibit repairs or replacement of septic systems if a public sewer is within 300 feet of the property (Oregon Administrative Rules 340-071-0160(4)(f)). Mr. McDonald has requested City assistance in extending sewer service to his property based partially on the sewer extension benefitting other properties in the area. An email from Mr. McDonald requesting the City's assistance is provided as Attachment B.

Staff has been in contact with Benton County Environmental Health and their records show the house at 2650 Skyline Terrace NW has had septic problems since at least 1998. County records show that a temporary, emergency repair was completed to the septic system in 1998. This repair was allowed because in 1998 the nearest City sewer main was over 800 feet from the property. In 2011, the public sewer main was extended to within 100 feet of the subject property as part of a private development project. The owner of the property moved out of the house around that time and the house has been vacant ever since.

Extending a public sewer main to and along the entire street frontage of Mr. McDonald's property would require construction of approximately 700 feet of 8-inch sewer line and include segments along Mirada Drive, Skyline Terrace, and Edgewood Drive. A vicinity map showing the location of the subject property as well as other properties that could benefit from the sewer extension is provided as Attachment C. Under this scenario, sewer would be extended across a portion of property frontages identified as Steiner and Nock on Attachment C. The proposed sewer extension would be extended to the north border of the Burrell property. The Steiners, Nocks, and Burrells have all expressed interest in connecting to City sewer. If they were to connect, each of these property owners would be required to extend the sewer beyond where it is needed to serve the McDonald property. The Burrell's have provided a letter in support of extending public sewer to 2650 Skyline Terrace NW included as Attachment D.

When properties connect to utilities, they are required to extend the utility to, and through, their property frontage. In this way, each property pays for their fair share and the utility is available to extend to and through the next property when that property owner is ready. The City Engineer can make an exception to the "to and through" requirement when it is judged untimely. In these instances, petitions and waivers for participation in a future improvement project are obtained.

*Sewer Extension Alternatives*

Staff has identified the following alternatives for Council's consideration:

Alternative 1. Mr. McDonald pays to extend the sewer across his frontage and enters into a Capital Recovery Agreement with the City. Under this alternative, his initial cost would be very high, especially for a single property. He could eventually be reimbursed a portion of his initial outlay if other properties connect to City sewer. They would pay connection fees, a portion of which would be reimbursed to Mr. McDonald under a Capital Recovery Agreement. The City's cost under Alternative 1 is negligible. This is the most typical way utilities are extended in Albany.

Alternative 2. A Local Improvement District (LID) is formed to facilitate construction of the sewer. Assessments would be assigned to properties benefitting from construction of the sewer extension. It is possible that these assessments would be quite high for the benefited properties. Staff estimated the City's total cost to construct just the portion necessary to serve the McDonald property sewer, including engineering and contingency, is approximately \$160,000. Depending on which properties want to connect, the project could get larger.

Alternative 3. The City constructs the sewer using Sewer Connection Fee reserves. The total estimated project cost to serve the McDonald property of \$160,000 would be offset somewhat when other neighboring properties connect to the sewer line. Based on the current sewer connection fee rate, fees totaling approximately \$11,980 could be collected from the McDonald Property. This is an appropriate use of connection fee reserves.

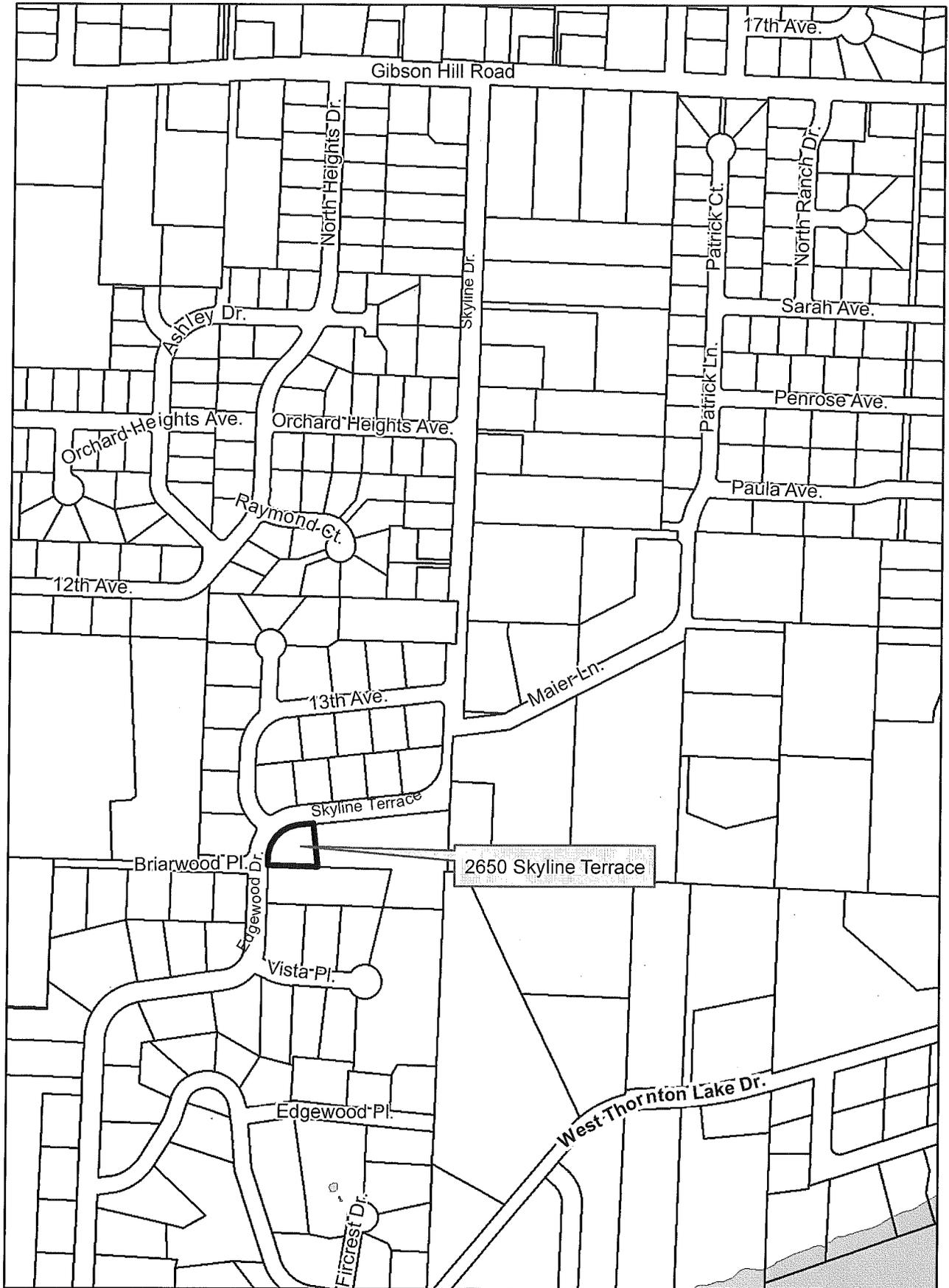
Alternative 4. There are potentially four properties interested in connecting to public sewer. It will be more cost effective to construct sewer extensions as one larger project rather than multiple small projects. The estimated project cost to construct sewer improvements that would benefit all four properties is approximately \$269,800. Similar to Alternative 3, staff could reach out to the other three property owners and see if they are interested in a larger project where they pay the connection fees and the City constructs the improvements. Based on the current sewer connection fee rate, fees totaling approximately \$64,600 could be collected with this larger project.

Budget Impact:

There is approximately \$700,000 in Sewer Connection Fee Reserves in the Sewer Fund. If Council chooses to participate in the requested improvement project it will not impact any other projects in the budget or the five-year Capital Improvement Program (CIP). If left in reserve, staff would likely come forward with a future request to extend sewer across City-owned property east of I-5 to facilitate further development in that area. The City has received \$16,650, \$33,524, and \$18,603, in connection fee revenue, respectively, over the last three fiscal years.

GS:SB:kw  
Attachments

# Attachment A - Vicinity Map



# Attachment B

**Steffensmeier, Gordon**

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**From:** Levi McDonald [mcdonaldtreefarm@gmail.com]  
**Sent:** Friday, August 5, 2016 8:56 AM  
**To:** Steffensmeier, Gordon  
**Subject:** Sewer expansion project

Hello Mr. Gordon Steffensmeier,

My name is Levi McDonald and I have recently purchased a house located at 2650 Skyline Terrace NW. This house has been vacant for several years and is in disrepair, including a failed septic system.

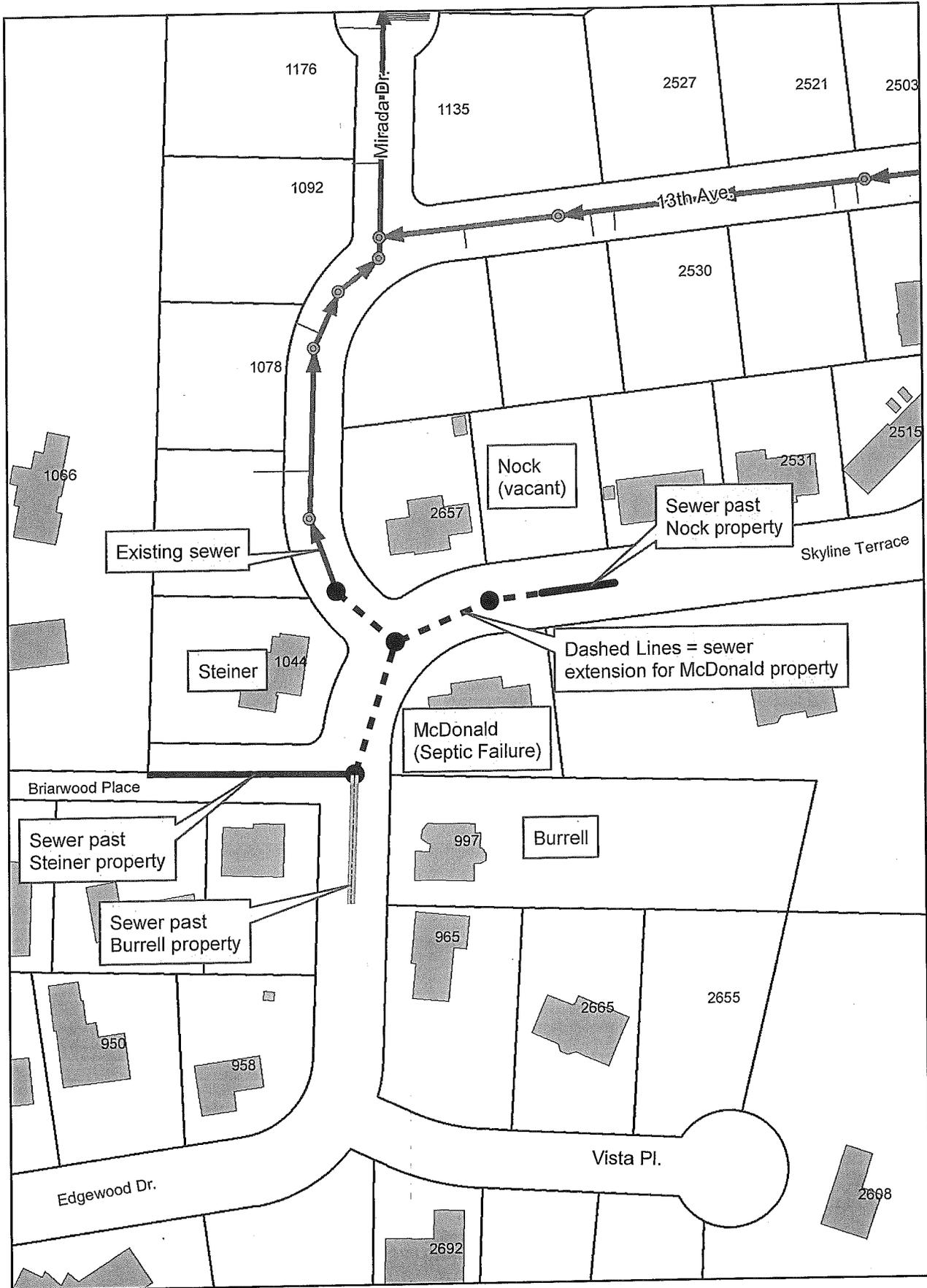
The house is located on a corner lot at the convergence of Edgewood Drive and Skyline Terrace. Currently, the existing city sewer line is approximately 100 feet away. However, this project would be extremely cost prohibitive for one household to incur.

I am requesting that the city of Albany review this project and consider sharing in some of the planning and construction costs which will ultimately provide the entire neighborhood with sewer service.

Thank you for your consideration,

-Levi McDonald

# Attachment C



# Attachment D

August 29, 2016

Mr. Gordon Steffensmeier, PE  
City of Albany Engineering Dept.  
Albany, OR

RE: Skyline Drive—Septic / Sewer @ 2650 NW Skyline Terrace

Dear Gordon:

I am writing to express Karen's and my support for extending the existing public sanitary sewer main to the residence on 2650 NW Skyline Terrace. Our home is abutting and directly south of said property. The residence has a history of septic system problems over the past 20 years. The most severe issue was approximately 15 years ago and resulted with raw effluent flowing over the surface rear of our property. The overflow problem was corrected, but the overall system was not brought up to code standards.

Our property is also on a septic system which is in good working order. We do realize that if a failure were to occur, we would prefer to connect to a public sewer line. Therefore, we are very supportive of the line extension that would allow our home to be connected.

Thank you for your consideration.

Sincerely,



Jack and Karen Burrell

997 NW Edgewood Drive

Albany, OR 97321

Phone: 541-926-0942