



MINUTES

Monday, June 11, 2018
4:00 p.m. Work Session
Council Chambers, City Hall
Approved: July 25, 2018

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 Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Mike Sykes

Councilors absent: None

BUSINESS FROM THE PUBLIC **4:00 p.m.**

Konopa advised that business from the public related to the Cumberland Church would be heard under that agenda item.

There was no business from the public on other issues.

HUMAN RELATIONS COMMISSION 2017 ANNUAL REPORT **4:02 p.m.**

Stephanie Newton Azorr provided a brief overview of the Human Relations Commission 2017 Annual Report and offered to answer any preliminary questions.

This item will be on the June 13, 2018, Council meeting agenda.

ALBANY ENTERPRISE ZONE DESIGNATION **4:04 p.m.**

Deputy City Manager/CIO Jorge Salinas and Economic Development Manager Seth Sherry reviewed the staff memorandum, draft resolution, and map of the proposed new Albany Enterprise Zone. Albany-Millersburg Economic Development Corp. President John Pascone was also present.

Sherry explained that, because of population growth, the City is now considered a Metropolitan Statistical Area and can no longer be part of a rural enterprise zone. It is proposed that Albany designate its own Urban Zone and that hotels be included as eligible businesses that can apply for enterprise zone benefits.

This item will be on the June 13, 2018, Council meeting agenda.

ECONOMIC IMPROVEMENT DISTRICT ADMINISTRATIVE FEE **4:10 p.m.**

Accounting Supervisor J.C. Rowley reviewed a staff recommendation that Council consider adopting an ordinance and resolution to incorporate a contract and an administrative fee for administrative work performed by City staff on behalf of the Albany Downtown Association (ADA) for maintenance of the Economic Improvement District (EID). He distributed and reviewed data and statistics, ADA current invoice amounts, items not currently billed to the ADA, and information on how this is handled in other Oregon cities with EIDs (see agenda file).

Councilors discussed current billing and collections processes for the EID, as well as the possibility of adding an administrative fee. Rowley further explained current processes and clarified that the process by which owners are considered participants unless they opt out is required per state statute. He affirmed that it would be more cost effective for the ADA to pay a fee to the City for this service than to do the work internally.

ADA Executive Director Lise Grato commented that this EID billing and collections process occurs across the state and the country as a way for building owners to support downtown associations.

Konopa expressed appreciation to staff for the cost analysis and to Grato for her work with the ADA.

DISPOSITION OF CUMBERLAND PRESBYTERIAN CHURCH **4:32 p.m.**

Jill Van Buren, 2601 20th Avenue SE, and Emma Eaton, 1638 1st Avenue E, requested that Council authorize the use of City funds to move the City-owned Cumberland Church building, currently located at 401 Main Street SE, to Eleanor Hackleman Park.

Eaton read a statement (see agenda file) in support of moving the church and restoring it to a community center for citywide use. She said that the structure has been inspected and found safe to move, that it is considered blighted and eligible for Central Albany Revitalization Area (CARA) funds, and that Eleanor Hackleman Park was recommended as the relocation site after due consideration by the Historical Properties Task Force.

Van Buren said that a petition to move the structure received more than 400 signatures in a short period of time, which indicates strong interest in the project. She said many people have volunteered their expertise and labor to help restore the building, including a local architect and two contractors. She asked that Council authorize the use of Parks funds to move this rare historic building, after which citizens can begin fundraising, applying for grants, and accepting volunteer work to restore the building into a community center. A restored Cumberland Church building would add a source of income to the City and draw people who value historic buildings.

In discussion and in response to questions from Council, Van Buren and Eaton further described the historic significance and past uses of the structure, discussed advantages to the community of using the building as a community center, and provided information about the neighborhood group called Willamette River East Neighborhood (WREN) and its work to improve the neighborhood.

Mark Spence, 707 Broadalbin Street, asked that Council consider that the building is of no value at its current location, that there would be a cost to demolish the building, and that there is potential value to the City after the building is moved and restored. After restoration, he said, the City would have a community center in a blighted neighborhood. He compared this to other publicly developed and managed projects such as the Skate Park, Senior Center, and City Parks which may not drive revenue, but which provide nonmonetized value to the City. He asked that Council consider the multiplying value of expending public funds to move the structure, which would drive fundraising for restoration, as opposed to demolishing it at the expense of the City for no long-term gain.

Konopa noted that the Historic Properties Task Force explored this issue over five months, during which they considered multiple locations, conducted an assessment, and determined that the church is eligible to be moved. She appreciates the efforts of the work group and its recommendation that the church be moved to the Hackleman Park area.

Carol Davies, 224 Sherman Street NE, said she has been involved in social media efforts regarding the Cumberland Church, and an overwhelming number of people have asked that the building be saved. She noted that a professional architect and at least two local contractors have offered to donate their professional services after the church is relocated. She asked that Council authorize relocation of the church and allow members of the community to restore the building.

Rebecca Bond, Historic Resources Coordinator for the Albany Visitors Association, provided information about the historic church. It was built in 1892 and is eligible to be nominated for the National Register of Historic Places, which would open additional grant opportunities. She spoke in support of moving and restoring the church, noting that Albany is known for its historic buildings, that its citizens value historic restoration, and that this is a rare opportunity. She noted that the Monteith House is listed in travel books and draws people specifically to see that authentic pioneer building, and that this is an opportunity to add another valuable historic restoration in Albany.

In response to a question from Konopa, more than 20 people in the room raised their hands in support of restoring the church.

Parks & Recreation Director Ed Hodney referred to the staff memorandum which includes the history, past discussions, and options related to disposition of the Cumberland Presbyterian Church. The framework question is whether Council finds value in preserving the building. The value of the property without the building is about \$150,000. The project is included in the City's Capital Improvement Plan as a placeholder with no funding identified. The building is deteriorating, and the status quo is not reasonable or responsible. Staff requests Council direction regarding the appropriate course of action.

Council discussed options for disposition of the church. In response to questions, City Attorney Sean Kidd said the building could be sold to a legal entity for any amount following a public hearing process.

Konopa said it would be easier for community members to raise funds for restoration if the building was moved and if there was a commitment from the City that the building would become a community center.

Councilor Bessie Johnson said that the City does not have extra money in the budget at this time even to build needed reserves. She does not support adding this expense and pressure on the City budget.

Councilor Rich Kellum spoke about the City budget and upcoming needs and said that he cannot in good conscience approve spending on this item. If community groups can come up with funds to move the church, he would be willing to let them have the building.

Councilor Bill Coburn said he does not want the City to own the building, but he does not want to see it torn down. He would like to explore whether there is interest from adjacent property owners or others that may result in a win-win situation.

Councilor Ray Kopczynski said he believes the building is an iconic structure that represents the history of Albany and he supports efforts to save it. He suggested that the City could get the building stabilized to provide time for the community to move the project forward.

Councilor Dick Olsen said that moving and restoring the structure would raise the value and desirability of the neighborhood and increase tax increment in the Central Albany Revitalization Area (CARA) district. He supports spending CARA money to move the church so that community members can work to restore it.

Councilor Mike Sykes said that the City does not have money in the budget to move the church or provide ongoing maintenance. He thinks that community members have a vision and that private funds could be raised to move the church.

In response to questions from Council, Public Works Operations Director Chris Bailey provided additional information about the history of the site and structure, the current condition of the building, and what would be needed to stabilize the structure. Council and staff discussed the possibility of exploring potential buyers and/or partnerships that might preserve the historic value of the building in a way that would not obligate the City to pay the associated expenses.

MOTION: Coburn moved to authorize staff to explore potential buyers and partnerships and bring back a report in two weeks. Kellum seconded the motion, and it passed 5-1 with Johnson voting no.

STORMWATER RATES AND OUTREACH

6:08 p.m.

Bailey gave a presentation on stormwater rates and outreach (see agenda file). The presentation included information about the City's stormwater facility, funding needs, options for rate and revenue targets, estimated impacts to customers, and a community comparison. Staff recommended an approach that included a target of \$1.4 million in additional revenue by year five, as detailed in the written materials. Concerns with this approach are that it does not address existing capacity constraints or provide significant pipe replacement funding for several years.

Following discussion, Council generally agreed that the staff recommendation was a good starting point which could be modified in the future as needed. Council gave general direction on outreach efforts and goals.

BUSINESS FROM THE COUNCIL

6:34 p.m.

Request for Collaborative Tourism Promotion funds for Northwest Tandem Rally 2018

Nancy Meitle provided information about the 2018 Northwest Tandem Rally, hosted by the Mid Valley Bicycle Club, which will be centered in Albany June 29 through July 4, with about 600 participants expected. Some participants will be camping and had planned to use showers at South Albany High School. Due to construction at the high schools, campers have been moved to Timber Ridge School and will not have shower facilities. Council was asked to consider allocating \$5,000 of Collaborative Tourism Promotion (CTP) funds to provide portable showers.

Bond shared ways that the event and its participants will make a positive economic impact in Albany.

Konopa advised that the CTP fund has a balance of \$8,000 for the fiscal year ending June 30, 2018.

MOTION: Coburn moved to approve the request for up to \$5,000 for portable showers on a reimbursement basis. Kellum seconded the motion, and it passed 6-0.

LGBT Pride Month proclamation

Konopa said that she will read the proclamation on Wednesday if there are no objections from Council. In discussion, Johnson commented that she had understood Council wanted to see proclamations before they are published in agenda packets. There was no stated objection to the proclamation.

Other

Kellum advised that he submitted a letter to the editor in opposition to the proposal that Corvallis develop its men's homeless shelter in the former Flomatcher electronics plant in Linn County. Brief discussion followed.

CITY MANAGER REPORT

City Manager Peter Troedsson advised that, based on previous Council discussions, staff will be bringing back information about an appropriate fee for marijuana dispensaries.

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Reviewed by,

Teresa Nix
Recorder

Peter Troedsson
City Manager

Note: Staff handouts referred to in the minutes as (see agenda file) are available on the website in the "Staff Handouts" column.