



MINUTES

Wednesday, May 13, 2020
Regular Session
Council Chambers, City Hall
Approved: June 24, 2020

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Sharon Konopa called the meeting to order at 7:15 p.m.

ROLL CALL

Councilors present: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Alex Johnson II, Dick Olsen, and Mike Sykes

Councilors absent: None.

PROCLAMATIONS

7:16 p.m.

- a. Historic Preservation Month.
Konopa read the proclamation.
- b. Police Week.
Konopa read the proclamation.
- c. Public Works Week.
Konopa read the proclamation.

PUBLIC HEARING

Community Development Block Grant

Amending the Community Development Block Grant (CDBG) 2018-2022 consolidated plan and 2018 action plan as adopted by Resolution No. 6720.

OPEN: Konopa opened the public hearing at 7:25 p.m.

Planner III Anne Catlin said the City is required to hold a public hearing for amendments to the consolidated plan and action plan. She showed a slide of the projected annual allocations (see agenda file) and explained the amendments. No comments were received during the 30-day comment period, and no one signed up to testify at the public hearing.

Councilor Bessie Johnson asked why there is always a carryover year to year, since Albany doesn't receive a lot of money. Catlin said staff and the community development committee estimate needs and funds for each year. Last year they hoped to make a property purchase, but it didn't happen, so those funds carried over.

Management Assistant/Communications Officer Marilyn Smith confirmed that no other testimony was received.

CLOSE: Konopa closed the public hearing at 7:31 p.m.

MOTION: Councilor Mike Sykes moved to amend the consolidated plan and action plan as proposed. Councilor Alex Johnson II seconded the motion. He asked if Catlin would bring back a report on how the money is spent. Catlin said she would report back at any time.

VOTE: The motion passed 6-0, and was designated Resolution No. 6885.

BUSINESS FROM THE PUBLIC

None was received by 5:00 p.m.

SECOND READING OF ORDINANCE

ZC-06-19, 2710 Grand Prairie Road SE.

7:32 p.m.

City Attorney Sean Kidd read the ordinance for the second time in title only: AN ORDINANCE AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY ZONING MAP, BY AMENDING THE ALBANY ZONING MAP AND ADOPTING FINDINGS FOR THE PROPERTY LOCATED AT 2710 GRAND PRAIRIE ROAD SE; LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-17D TAX LOT 101.

MOTION: Johnson moved to adopt the ordinance. Sykes seconded the motion.

Councilor Dick Olsen said he would vote no. He feels it's a mistake to put apartments in that location. Sykes said nothing can be built without the proper approvals from planning. Konopa said the application is only for a zone change. The question is whether this property should be zoned for higher density.

VOTE: The motion passed 4-2, with Olsen and Councilor Bill Coburn voting against. The ordinance was designated Ordinance No. 5940.

Konopa read the appeal language from the notice of decision.

FIRST READING OF ORDINANCE

7:45 p.m.

Amending Albany Municipal Code Chapter 13.21.112, Central Albany Parking Area.

Kidd read the ordinance for the first time in title only: AN ORDINANCE AMENDING THE ALBANY MUNICIPAL CODE (AMC) TITLE 13 BY THE REVISION OF CHAPTER 13.21.112 TITLED CENTRAL ALBANY PARKING AREA AND DECLARING AN EMERGENCY.

Kidd noted that the amendment corrects a citation error in the code amendment passed by the council on March 11, 2020.

MOTION: Coburn moved to have the ordinance read a second time in title only. Johnson seconded the motion, which passed 6-0.

Kidd read the ordinance a second time in title only.

MOTION: Coburn moved to adopt the resolution. Johnson seconded the motion, and it passed 6-0. The ordinance was designated Ordinance No. 5941.

ADOPTION OF RESOLUTIONS

7:48 p.m.

- a. Approving the purchase of four transit buses.

Public Works Operations Director Chris Bailey said staff is asking to buy four new buses through a state contract. The purchase would use mostly state funds, some federal funds, and \$88,000 from the equipment replacement fund.

Councilor Rich Kellum said he sees empty buses on Albany routes. A 35-foot empty bus isn't as efficient as a full shorter bus. Bailey said transit isn't able to change buses hourly based on demand. Kellum said it isn't a good idea to buy anything new now.

Johnson asked if the buses are additions or replacements. Transit Programs Supervisor Barry Hoffman said they are all additions. Johnson asked if we have the option of waiting to purchase? Bailey said it takes more than a year to manufacture the buses. The funds used to buy them can't be used for anything else.

MOTION: Olsen moved to adopt the resolution. Coburn seconded the motion, and it passed 4-2, with Kellum and Sykes voting against. The resolution was designated Resolution No. 6886.

- b. Applying for HB 2001 amendments grant funding.

8:06 p.m.

Planning Manager David Martineau said the proposed resolution shows council support of planning's application for HB 2001 amendments assistance. The middle housing requirements must be implemented by June of 2022. If they aren't, the City will have to use the state's model code, which is stiffer than the 2001 requirements. If we comply with the state's requirements now, we can adjust them to our own context.

MOTION: Johnson II moved to adopt the resolution. Olsen seconded the motion, which passed 6-0. The resolution was designated Resolution No. 6887.

AWARD OF CONTRACTS

- a. Auditing services to Boldt, Carlisle + Smith LLC.

8:10 p.m.

Finance Director Jeanna Yeager said the City has used Boldt, Carlisle for years, and found them good to work with.

Sykes recused himself because his daughter-in-law works for Boldt, Carlisle.

Johnson said she remembers that the City used to have to change auditing firms periodically. She asked if that was still the case. Yeager said best practice is to go out for proposals every five to ten years. That's what we're doing here, and Boldt, Carlisle made the better proposal. Johnson thinks it might be good to have new eyes periodically. Yeager said she doesn't know if procurement law will let us do that here.

Kellum said the council needs to know what's in statute before it can make this decision. Yeager said it's not a requirement to switch firms. Kellum asked if it's good practice, and Yeager said it can be.

Johnson II asked why the contract includes two one-year extensions. Why not just write a five-year contract? Yeager said the extensions allow the City to go out for another proposal request if we want to.

MOTION: Coburn moved to adopt the resolution and award the contract. Johnson seconded the motion. The motion failed 3-2, with Johnson II and Kellum voting against and Sykes recused. Four votes in the affirmative or negative are required to decide any question before the council. This item will come back to the May 27, 2020, meeting. Resolution No. N/A.

City Manager Peter Troedsson said staff will review best practices and bring the contract back to the council on May 27, 2020, without the extensions.

- b. ST-19-01, Crocker and Gibson Hill traffic signal.

8:22 p.m.

Civil Engineer III Chris Cerklewski said Emery & Sons was the low bidder of six.

MOTION: Johnson II moved to award the contract. Johnson seconded the motion.

VOTE: The motion passed 6-0.

APPROVAL OF AGREEMENT

8:27 p.m.

Maple Lawn Preschool operations and maintenance intergovernmental agreement.

Sykes asked if the agreement would get the City out of Maple Lawn completely, financially speaking. Parks & Recreation Director Kim Lyddane said the City will continue to pay for water, mowing, and the security system, but not for staff or program expenses. The City still owns the building.

Johnson asked if the Greater Albany Public School District (GAPS) could choose not to renew the agreement after the three-year term. Lyddane said there is a two-year optional renewal. After that, the City could use the building for something else. Johnson asked why it took a year to get the agreement ready. Lyddane said GAPS had to apply for funding.

Kellum said this is not a transition; at the end of it, we're back where we started.

Troedsson reminded the council that during the budget process in 2019, Maple Lawn was identified as a program to be cut. After the council heard a lot of public input, City staff worked hard to find money for the preschool to continue operating for one year, so that the parks director could work with the school district or another operator, and so that parents could make alternate arrangements. With this agreement, if the school district can't take over completely at the end of three years, Maple Lawn will close.

Johnson asked about City staff expenses for billing and collecting. Lyddane said City expenses have been passed on to GAPS.

MOTION: Coburn moved to approve the agreement. Johnson II seconded the motion. The motion passed 4-2, with Sykes and Kellum against.

ADOPTION OF CONSENT CALENDAR

8:46 p.m.

- a. Approval of minutes
 - 1) Wednesday, March 9, 2020, work session.
 - 2) Wednesday, April 8, 2020, meeting.
- b. Adoption of resolutions
 - 1) Application for FY 19-20 Assistance to Firefighters COVID-19 supplemental grant. RES NO. 6888
 - 2) Application for Gary Sinise Foundation First Responders grant. RES NO. 6889
 - 3) Accepting Michigan Public Health Institute Sound Off grant. RES NO. 6870
- c. Accepting funds
 - 1) Charitable contribution from Ion Enterprises, LLC.
 - 2) Charitable contribution from Country Financial.
 - 3) Receipt of CARES Act stimulus funds.

Coburn asked to have Item C pulled for discussion.

MOTION: Sykes moved to approve the consent calendar with Item C removed. Johnson seconded the motion. The motion passed 6-0.

Coburn would like to thank the donors for their contributions and make the community aware of them. Fire Chief Shane Wooton said the fire department has sent letters of thanks and tagged the donors on social media. Coburn suggested a press release and an article in the City Bridges newsletter. Johnson II suggested that the council or mayor also send letters. Troedsson said staff would draft letters.

MOTION: Coburn moved to approve Item C of the consent calendar. Johnson seconded the motion, which passed 6-0.

STAFF REPORT

8:49 p.m.

Multimodal station restroom grant

Bailey said public works applied in January for a \$164,800 grant from the Federal Transportation Administration through the Oregon Department of Transportation (ODOT). Tonight, staff is asking the council to authorize acceptance of the grant.

Johnson asked if ODOT would build the restroom. Bailey said public works will do the design and bid out the construction. Matching funds will come from other sources, so the City won't need to use any City funds.

Konopa asked if a restroom can be built for that little. Bailey said yes.

Konopa asked if the agreement could state that the City can lock the restroom and limit its use to transit system users only. Bailey said we couldn't enforce it. The restroom is needed partly because Amtrak locks the one inside the station to everyone except those with Amtrak tickets. The City should anticipate vandalism because that's what happens to public restrooms.

Sykes asked how much maintenance will cost. Bailey said public works estimates about \$20,000 per year, including minor repairs.

MOTION: Johnson II moved to authorize acceptance of the grant award. The motion was seconded and passed 6-0.

BUSINESS FROM THE COUNCIL

9:05 p.m.

Economic Development Manager Seth Sherry said business retention in Albany is very important now. He has been working with public works and community development on a proposal to use \$500,000 from the economic development water and sewer fund to give water or wastewater credits to businesses. The target would be small businesses in Albany who can show that they have been affected by COVID-19. The maximum credit would be \$10,000.

The council discussed how the money would be awarded (grants or loans), who would qualify, and how loans could be administered. They asked Sherry to bring back answers to some of the questions raised.

RECESS TO EXECUTIVE SESSION TO DISCUSS LABOR NEGOTIATIONS IN ACCORDANCE WITH ORS 192.660 (2)(D).

The council recessed into executive session at 9:49 p.m.

RECONVENE

The council reconvened into regular session at 10:05 p.m.

MOTION: Johnson moved to approve a single-role medic unit memorandum of agreement. Sykes seconded the motion, which passed 6-0.

NEXT MEETING DATES

Wednesday, May 27, 2020; 7:15 p.m. regular meeting

~~Monday, June 8, 2020; 4 p.m. work session~~ CANCELLED

ADJOURNMENT

There being no other business, the meeting was adjourned at 10:06 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse
Deputy City Clerk

Peter Troedsson
City Manager