



## MINUTES

Wednesday, June 10, 2020  
Regular Session  
Council Chambers, City Hall  
**Approved: July 22, 2020**

### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Sharon Konopa called the meeting to order at 7:15 p.m. The mayor led the pledge of allegiance.

### 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.

### SPECIAL PRESENTATION

Konopa presented a key to the city to Management Assistant/Communications Officer Marilyn Smith, who will retire June 30.

### POLICE PRESENTATIONS

- a. Employees of the year  
Police Chief Marcia Harnden presented employee of the year awards to Officer Peter Teague and Property & Evidence Specialist Kasey McCornack.
- b. Lifesaving awards  
Harnden presented lifesaving awards to Officers Jenn Williams, John Trantham, Blake Miller, and Kyle Libra.

### PUBLIC HEARING

**7:38 p.m.**

- a. Adopting the 2019-2020 supplemental budget

Konopa opened the public hearing at 7:38 p.m.

No one had signed up to testify. One letter received was before the council (see agenda file).

Finance Director Jeanna Yeager said the proposed budget change is primarily a result of transfers between funds. In the last budget process, the council directed a transfer of "Pepsi" money from the risk management fund to the economic development fund.

Konopa closed the public hearing at 7:47 p.m.

MOTION: Councilor Bill Coburn moved to adopt the resolution. Councilor Alex Johnson II seconded the motion.

Councilor Rich Kellum asked City Manager Peter Troedsson to review the City's designated funds. He said fund transfers can be a flag to wrongdoing.

VOTE: The motion passed 6-0, and the resolution was designated Resolution No. 6896.

### APPROVAL OF CONTRACT INCREASE

**7:50 p.m.**

Riverfront lift station and force main, SS-19-05

Civil Engineer III Chris Cerklewski said unforeseen expenses including relocation of the electrical building in response to neighbor requests resulted in a 16.2% increase in the contract. The expense is reasonable for the work, and the project is still within the original budget.

MOTION: Johnson II moved to approve the contract increase. Councilor Mike Sykes seconded the motion, and it passed 6-0.

APPROVAL OF AGREEMENT

7:54 p.m.

Stormwater IGA with Millersburg

Public Works Operations Director Chris Bailey said that, at the last council meeting, the council asked about the labor rate on this contract. She explained the process for calculating labor. The rate is recalculated annually and typically increases every year. The current rate is \$111 per hour.

MOTION: Kellum moved to approve the agreement. Johnson II seconded the motion, and it passed 6-0.

ADOPTION OF CONSENT CALENDAR

7:58 p.m.

a. Approval of minutes

1) April 22, 2020, executive session.

b. Annual liquor license renewals

c. Adoption of resolutions

1) Declaring the City's eligibility to receive state revenues.

RES NO. 6897

2) Declaring the City's election to receive state revenues.

RES NO. 6898

MOTION: Coburn moved to adopt the consent calendar with Item a.1 removed for discussion. Councilor Bessie Johnson seconded the motion. The motion passed 6-0.

Kellum said "Human Relations Director" in the executive session minutes should be "Human Resources Director."

MOTION: Kellum moved to adopt Item a.1 with the correction. Johnson II seconded the motion, which passed 6-0.

STAFF REPORTS

a. Cumberland Church update

7:59 p.m.

President Emma Eaton and Vice President Joel Orton of Cumberland Community Events Center presented slides (see agenda file). They hope to acquire the property this year and relocate the church building by March 2021.

Coburn said the group told the council in September that they would buy the building as soon as they obtained 501(3)c status, but they haven't done so. He asked why. Bailey said she believed the council had decided not to sell the building until the group acquired property.

Kellum objected to the City continuing to pay upkeep costs for the building while the Cumberland group is using it.

City Attorney Sean Kidd said if the Cumberland Group bought the church and then fell apart, a non-City-owned building would be sitting on City land.

Eaton said without the land or a contract, they have found it hard to get donations to move the building. Bailey suggested selling one of the four lots at Pine and Santiam to the group and leasing the remainder.

The council discussed selling vs. leasing the lots, and timing of the building sale and relocation.

MOTION: Kellum moved to sell the building to the Cumberland group for one dollar. Johnson II seconded the motion.

Kidd said the group needs a contract for the property before they buy the building. They will need to present any contract or proposal to their complete board. He suggested doing an option agreement with a time limit for the single parcel where the church would sit.

WITHDRAWAL: Kellum and Johnson II withdrew their motion and second.

MOTION: Kellum moved to require the group using the building to pay all building expenses. Johnson seconded the motion, which passed 4-2, with Councilor Dick Olsen and Coburn voting against.

Kidd said he and staff can put together an option agreement within 30 days.

MOTION: Johnson II moved to have staff prepare an option agreement for the purchase of the property at Sixth Avenue and Pine Street SE within 100 days for \$69,000. Kellum seconded the motion, which passed 6-0.

**BREAK**

The council recessed for a break at 8:50 p.m.

**RECONVENE**

The council reconvened at 8:56 p.m.

**STAFF REPORTS, continued**

b. Transient Lodging Tax funding discussion

**8:56 p.m.**

Deputy City Manager/CIO Jorge Salinas showed PowerPoint slides (see agenda file). Transient Lodging Tax (TLT) payments are lower in the last few months due to COVID-19. Staff recommends moving to quarterly distribution based on actual revenues. The TLT Advisory Commission doesn't support this recommendation.

The council asked the TLT commission to come back to the council with a proposal. The commission will bring an update to the council at the June 24, 2020, meeting.

**BUSINESS FROM THE COUNCIL**

**9:29 p.m.**

Coburn asked why the new pickleball courts cost so much. Parks & Recreation Director Kim Lyddane said there were unexpected issues with demolition of the old tennis courts.

Olson asked why the City is taking down the trees along Ninth Avenue. Bailey said the trees were causing problems with the sidewalks. They will be replaced with appropriate street-tree species.

Kellum asked why the City is still collecting parks System Development Charges (SDCs) when we don't have enough money to maintain the parks we already have. Konopa said SDC funds are collected for long-term planned projects. Lyddane said the parks master plan will come to the council this fall.

Johnson II thanked Troedsson and Harnden for their handling of the protest in Albany on Tuesday, June 2. Sykes said he would like to thank each Albany police officer personally. We have some of the best in the nation.

**RECESS TO EXECUTIVE SESSION**

The council recessed to executive session at 10:03 p.m.

**RECONVENE**

The council reconvened into regular session at 10:18 p.m.

MOTION: Coburn moved to indemnify City Manager Peter Troedsson as to all legal actions acting in his capacity as city manager. Johnson II seconded the motion, and it passed 6-0.

**NEXT MEETING DATES**

Monday, June 22, 2020; 4:00 p.m. work session

Wednesday, June 24, 2020; 7:15 p.m. council meeting

**ADJOURNMENT**

There being no other business, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse  
Deputy City Clerk

Peter Troedsson  
City Manager