



ALBANY CITY COUNCIL

MINUTES

Wednesday, October 12, 2022

Meeting

Council Chambers, City Hall

Approved: November 9, 2022

Call to Order and Pledge of Allegiance

Mayor Alex Johnson II called the meeting to order at 6:00 p.m. The mayor led the pledge of allegiance.

Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen, Matilda Novak, Stacey Bartholomew, Ray Kopczynski, and Marilyn Smith

Councilors absent: Councilor Bessie Johnson was excused

Special presentation

Benton County Justice System Improvement Program (JSIP)

Benton County Commissioner Xan Augerot and Benton County Sheriff Jef Van Arsdall presented slides* and described the County's plan to build a new justice center in Corvallis. The center would have a police station, a jail, and a crisis center. The County hopes to start construction in 2025.

Public hearing

Public Works SDC fees to accommodate small homes

OPEN: Johnson II opened the public hearing at 6:19 p.m.

Engineering Manager/Assistant City Engineer Rob Emmons showed a slide.* He said the council in 2021 asked staff to restructure system development charges (SDC) to offer reduced fees for smaller homes. The table in the slide is a proposed fee structure that would charge reduced fees for smaller homes and higher fees than the current standard for larger homes.

Councilor Dick Olsen asked about transportation SDCs related to sidewalks, curbs, and gutters. He would like to allow small developments to delay or forego paying SDCs if they don't want sidewalks, curbs, and gutters. Emmons said lack of those is a deficiency per City code.

Councilor Marilyn Smith asked what size most of the homes being built now are. She remembers that the new fee structure was supposed to be revenue neutral. Emmons said most new homes currently are considered large. It will take time to determine whether the new structure is revenue neutral, and it will depend on how the market responds.

No one from the public wished to speak

CLOSE: Johnson II closed the public hearing at 6:29 p.m.

MOTION: Smith moved to adopt the resolution revising water SDC charges. Councilor Ray Kopczynski seconded the motion, which passed 5-0 and was designated Resolution No. 7144.

MOTION: Kopczynski moved to adopt the resolution revising wastewater SDC charges. Smith seconded the motion, which passed 5-0 and was designated Resolution No. 7145.

MOTION: Kopczynski moved to adopt the resolution revising transportation SDC charges. Smith seconded the motion, which passed 5-0 and was designated Resolution No. 7146.

Business from the Public

6:35 p.m.

Steven Draper, of Albany, said he wants an ethics investigation into the roles of a former mayor and a former building official in connection with a building inspection. City Attorney Sean Kidd said Draper needs to hire an independent attorney. He suggested that Draper contact Legal Aid Services.

Bill Root said he is a board member of Creating Housing Coalition, which is asking for funding to help unhoused persons. He said they hope to start building in 2023.

Carol Davies, of Community Outreach Assistance Team, also spoke in support of Creating Housing Coalition.

Lise Grato, Executive Director of the Albany Downtown Association, mentioned several awards given recently to downtown businesses.

First Reading of Ordinances

6:47 p.m.

City Manager Peter Troedsson said that these ordinances are housekeeping changes. They are interdependent and should all be either approved or not. The City Attorney will read all for the first time in title only, and then the council will vote on a second reading of the first ordinance. If any councilor intends to vote against a second reading of any ordinance, they should vote against a second reading of the first one. Then all of the ordinances will move together to the October 26 meeting for automatic second readings.

Title 8 Property Maintenance

- | | | |
|-----|---|--------------------|
| 1) | 7.84.010 Definitions | ORD NO. <u>N/A</u> |
| 2) | 8.01 Public Nuisances | ORD NO. <u>N/A</u> |
| 3) | 8.05 Property Maintenance | ORD NO. <u>N/A</u> |
| 4) | 8.09 Portable Basketball Hoops | ORD NO. <u>N/A</u> |
| 5) | 8.17 Derelict Structures | ORD NO. <u>N/A</u> |
| 6) | 8.21 Chronic Nuisance Property | ORD NO. <u>N/A</u> |
| 7) | 8.25 Specified Crime Property | ORD NO. <u>N/A</u> |
| 8) | 8.29 Hazardous Materials | ORD NO. <u>N/A</u> |
| 9) | 8.33 Boarding Up Structures | ORD NO. <u>N/A</u> |
| 10) | 8.37 City Abatement | ORD NO. <u>N/A</u> |
| 11) | 18.28.010 Dangerous Buildings, Structures, and Premises | ORD NO. <u>N/A</u> |

Kidd read all of the ordinances for the first time in title only.

MOTION: Smith moved to read all of the ordinances a second time in title only. Kopczynski seconded the motion, which failed 4-1, with Olsen voting no. A second reading in title only in the same meeting requires a unanimous vote of the council. The ordinances will come back to the October 26, 2022, council meeting for automatic second readings.

Adoption of Resolutions

6:54 p.m.

- a. Financial policies RES No. 7147
- b. Investment policies RES No. 7148
- c. Risk management policies RES No. 7149

MOTION: Smith moved to adopt all three resolutions as presented. Kopczynski seconded the motion, which passed 5-0.

Award of Contract

6:55 p.m.

ST-22-11, Transit Stop Improvements Phase 1

Civil Engineer III Chris Cerklewski said four bids were received on the project, which is part of the implementation of new transit routes. Staff recommends awarding the contract to Pacific Excavation, Inc.

MOTION: Kopczynski moved to award the contract to Pacific Excavation, Inc. as outlined in the staff report. Councilor Stacey Bartholomew seconded the motion, and it passed 5-0.

Adoption of Consent Agenda

6:57 p.m.

- a. Resignation
 - 1) Accepting Blanca Ruckert's resignation from the Community Development Commission
- b. Approval of minutes
 - 1) August 10, 2022, city council meeting

MOTION: Smith moved to adopt the consent agenda as presented. Kopczynski seconded the motion, and it passed 5-0.

Staff Report

6:57 p.m.

Senate Bill 5561 funding requests

Bartholomew recused herself, because she is a member of two of the organizations that are requesting funding.

Planner III Anne Catlin said the Community Development Commission (CDC) met and talked over the merits of the applications. They recommended granting funds to Habitat for Humanity, Creating Housing Coalition, and DevNW, but didn't specify amounts to be granted.

Smith said she remembers that DevNW asked for not less than \$750,000. Catlin said yes. The council can decide how much money to award, and Catlin can ask DevNW whether they would accept that amount.

Kopczynski said their request sounded like an ultimatum. He is comfortable with giving that amount to the other applicants.

Councilor Matilda Novak disagreed. She would like to give DevNW the \$750,000 they requested, and share the rest between the other two applicants.

Smith said she would make a motion to award the grants as suggested by the CDC for Habitat for Humanity and the Creating Housing Coalition.

Johnson II asked if there is a deadline for spending the money. Catlin said no, but there's some urgency to let the agencies move forward.

MOTION: Smith moved to grant funding as recommended by the CDC to Creating Housing Coalition and Habitat for Humanity, leaving a balance to be allocated later to other projects. Kopczynski seconded the motion. The motion failed 3-1, with Novak voting against and Bartholomew recused. Four votes in the affirmative or negative are required to decide any question before the council. This item will come back to the October 26, 2022, council meeting.

Johnson II asked Catlin to ask DevNW if they would accept less than their full request.

Business from the Council

7:06 p.m.

Johnson II said he has had people ask him what the City is doing to clean up Waverly Lake. City Manager Peter Troedsson said the lake doesn't have adequate movement of water, so the water gets stagnant. Crews this summer tried to remove the algae from a boat, but it didn't work well.

City Manager Report

7:11 p.m.

City Attorney Sean Kidd reminded the council not to answer emails from the litigant about the Jefferson Avenue vacation, which is now a legal case.

Next Meeting Dates

Monday, October 24, 2022; 4:00 p.m. work session

Wednesday, October 26, 2022; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse
City Clerk

Peter Troedsson
City Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing cityclerk@cityofalbany.net*