



MINUTES

Wednesday, April 12, 2023

Meeting

Council Chambers, City Hall

Approved: May 10, 2023

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 Matilda Novak, Steph Newton, Ray Kopczynski, Jackie Montague, Marilyn Smith, and Ramycia McGhee (virtual)

Councilors absent: None

Proclamation

- a. Crime Victims' Rights Week
Johnson II read the proclamation.
- b. Arbor Day
Johnson II read the proclamation.

Special Presentation

Every Child

Jen Connell Barber, Executive Director of Every Child, showed slides.* She said Every Child works in partnership with Oregon's child welfare system. Their goal is to remove barriers to taking in a foster child, and increase the number of foster families. They rely on volunteers and need financial support.

Public Hearing

6:16 p.m.

- a. East Albany Plan Adoption (CP-01-23, ZC-01-23, and DC-01-23)

Johnson II declared the public hearing open at 6:16 p.m.

Comprehensive Planning Manager Anne Catlin read the rules of testimony.

Staff report

Catlin showed slides* and gave the history of the project, which began 20 years ago. The East Albany Plan sets a framework to guide future development. She described public outreach and the public participation process. Many of the transportation system changes will be triggered by ODOT's planned I-5 interchange improvements.

Matt Hastie, of MIG, appeared virtually. He said the goal of the transportation improvements is to create a system that works for all users and all modes of travel. The infrastructure proposals are based on existing City master plans.

Catlin summarized the proposed comprehensive plan, zoning map, and development code amendments, and the review criteria for each. She noted that much of the written testimony submitted came from people who live outside the city limits, where no changes are proposed.

Catlin said staff will ask the council to continue the public hearing and leave the record open for written testimony to their May 10, 2023, meeting.

Councilor Jackie Montague asked Catlin to define "short-term," "medium-term," and "long-term," as used in Table 5 of the plan. Catlin said those terms aren't specific.

Councilor Marilyn Smith said the council had received comments from people who didn't know about the project. Catlin said noticing initially focused on owners of the larger properties affected. Measure 56 requires notice to be mailed to properties where there's a proposed comprehensive plan or zoning map amendment. Staff mailed postcard notice to all affected property owners. Catlin said the project has been publicized through social media, on the website, and through neighborhood groups, as well, and has received good participation from community members.

Councilor Steph Newton asked how development might affect fire and police response times. Catlin said the area will probably need another fire station eventually. Road improvements should reduce travel time.

Public testimony:

6:55 p.m.

Randy Vogl expressed concerns about the proposed transportation system improvements. He submitted his speaking notes to the clerk.*

Lisa Gomez expressed concerns about the transportation system improvements, and the goal of improving employment.

Naomi Zwerdling and Brian Morey, of the Oregon Department of Transportation (ODOT), said it would be very expensive to relocate the ODOT maintenance facility.

Amy Merckling expressed concern about a lack of communication with those who live outside of city limits who will be affected by the proposed changes.

Skip Mason said he owns property at Grand Prairie and Three Lakes Road. He is concerned about increased traffic at that intersection but doesn't see a plan for improvements.

Loretta Jones expressed concerns about traffic and the cost of street maintenance.

Nicole Marshall said she has a number of concerns, including property taxes, the lack of notice, and lack of a specific plan for schools and fire stations.

Tina Ward said she is concerned about traffic.

Logan Asher said he is worried about fundamental changes to his neighborhood.

Jeff Broyles said the transportation improvements will take about a third of the most valuable part of his property. He said the proposed multi-use paths would probably be cool in California but are a waste of property here.

Joe Goff spoke about traffic on Scrael Hill Road.

Earl Newman spoke about traffic on Knox Butte Road.

Bob Dick said he has known about this plan for years, and doesn't think the new road in the area plan is necessary.

Tom Cordier expressed the hope that property annexations would go to a vote.

City Attorney Sean Kidd said annexations are only done at the request of the property owners. There are no plans to annex anyone into the city.

Jen Caster said she is concerned that development will affect the water supply of residents on wells.

Brian Ketsdever said there is a high-density residential area designated at the east end of Knox Butte Road. He thinks it doesn't make sense to put high-density development so far from City services.

Recess

The council recessed for a break at 7:50 p.m.

Reconvene

The council reconvened at 7:55 p.m.

Director of Community Development Matthew Ruetters said the East Albany Plan is not development. It is a guiding document. Development will be driven by property owners, and that will trigger improvements. The South Albany Area Plan was adopted ten years ago, and building is only just now starting to happen.

Ruetters reiterated that the plan does not annex any property. Annexations are done at the request of the property owner. Any annexation requested by the City would require a vote. He explained the irrevocable request to annex process. He clarified that new development is required to connect to City water, which would not affect wells in the area.

Councilor Matilda Novak asked if the housing Ketsdever mentioned on Knox Butte Road could be changed to low-density. Catlin clarified that it is designated medium density in the plan. She said it's extremely unlikely that the city limits will ever be moved that far out, and in twenty years, the plan may have changed entirely.

Transportation System Analyst Ron Irish said the road system in the East Albany Plan is essentially the same as in the existing transportation system plan (TSP). The new roads in the plan aren't in the TSP yet. This public hearing's purpose is just to adopt comprehensive plan and zoning map changes. The transportation changes will be discussed in the upcoming TSP update.

Irish said most development in the area in the last ten years has occurred along the Knox Butte corridor. Street improvements are made adjacent to properties being developed. The intersections are close to the traffic loads that would require improvements, but the development hasn't happened at the intersections so far.

No one asked any procedural questions.

By consensus, the council agreed to continue the hearing and leave the written record open until the meeting May 10, 2023.

b. Utility rate adjustments for Fiscal Year 2023-2024

8:19 p.m.

Johnson II declared the public hearing open at 8:19 p.m.

Public Works Director Chris Bailey showed slides.* She summarized her presentation to the council at their March 20, 2023, work session.

Bailey said rate updates are the end of the discussion of funding and cost of the utilities. The council first determines service levels and sets funding targets. This year, staff recommends a 3% increase in sewer rates, a 4% increase in water rates, and a 17% increase in stormwater rates. The stormwater rate is low now, so the increase doesn't represent much change. The combined increase for all three utilities is 4.8%.

Cordier spoke about garbage pickup rates.

Jeff Hansen asked why Albany's rates are high compared to Eugene and Roseburg, and what we can do to reduce water rates in Albany.

Johnson II closed the public hearing at 8:43 p.m.

Bailey said each utility sets rates at levels appropriate for its own situation. Eugene's utility provides water and electric service. They get their water and treat their water differently from Albany. Our rates support the level of service the council has asked us to provide.

Novak asked if personnel is the main driver of costs, and how much state regulation is responsible for rate increases. Bailey said personnel costs are a big factor in operations and maintenance. She said most regulations come from the federal government, and they make up a very small fraction of our expenses.

Councilor Ramycia McGhee suggested communicating more with the community about the increases. Not everyone in the community has access to the internet.

MOTION: Smith moved to adopt the resolutions adjusting wastewater system, water use, and stormwater management rates. Councilor Ray Kopczynski seconded the motion, which passed 5-1, with Novak voting no. The resolutions were designated

Wastewater: Resolution No. 7193

Water: Resolution No. 7194

Stormwater: Resolution No. 7195

MOTION: Smith moved to allow the meeting to continue past 9:00 p.m. Kopczynski seconded the motion, and it passed 6-0.

Business from the Public

9:00 p.m.

Cordier said he doesn't understand economic improvement districts. Troedsson suggested that Cordier contact him or Yeager, and they will answer his questions.

Lisa Grato, executive director of the Albany Downtown Association, gave a downtown update.

Adoption of Resolutions

9:04 p.m.

a. Adoption of Natural Hazards Mitigation Plan

MOTION: Smith moved to adopt the resolution. Novak seconded the motion, and it passed 6-0. The resolution was designated Resolution No. 7196

b. Set public hearings for extension of Economic Improvement District (EID) in Downtown Albany
Finance Director Jeanna Yeager explained how an EID works. The program is voluntary.

MOTION: Montague moved to adopt the resolution. Novak seconded the motion, and it passed 6-0. The resolution was designated Resolution No. 7197.

c. Special procurement of technology and telecom audit services

Yeager said Spyglass Group, LLC, would audit the City's telephone and communications bills and recommend ways to save costs. If the City chooses to take their recommendations, we would pay them part of the savings. The City had a similar contract with Viser a few years ago to audit credit cards.

Newton asked if any Oregon companies do this. Yeager said she hasn't heard of any. Newton asked if Spyglass approached the City. Yeager said yes. After meeting with them, she and Contracts and Procurement Officer Diane Murzynski found and evaluated other companies, and found Spyglass' programs are better.

Johnson II asked what information we would give them. Yeager said just communications statements. If we're concerned, they are willing to sign a non-disclosure agreement.

Smith asked what IT thinks. Yeager said she checked with Chief Information Officer Sean Park, and he has no concerns.

MOTION: Kopczynski moved to award the contract. Montague seconded the motion, and it passed 5-1, with Newton voting no. The resolution was designated Resolution No. 7198.

d. Amending the charge of the Albany Arts Commission

This item was moved to the consent agenda, as the council had already reviewed it.

Award of Contract

9:16 p.m.

a. Award contract for ST-22-13, Highway 20 corridor traffic analysis

Engineering Manager/Assistant City Engineer Rob Emmons said the project will study how to move traffic into and out of downtown. Projects will be put into a model to analyze how they would affect congestion.

MOTION: Kopczynski moved to award the contract as described in the staff report. Smith seconded the motion, and it passed 6-0, and was designated Resolution No. 7199.

- b. Award contract for SS-23-02, cured in place pipe projects
City Engineer Staci Belcastro said staff recommends awarding the contract to Iron Horse, of Fairview, Oregon. She described the process of cured-in-place pipe. The project is estimated to come in under budget.

MOTION: Kopczynski moved to award the contract as described in the staff report. Novak seconded the motion, and it passed 6-0.

- c. Award contract for janitorial services
MOTION: Newton moved to award the contract as described in the staff report. McGhee seconded the motion, which passed 6-0 and was designated Resolution No. 7200.

Approval of minutes

9:27 p.m.

March 8, 2023, city council meeting minutes

Troedsson said this set of minutes was pulled from the consent agenda at the meeting on March 22, 2023, because Novak wished to have her concerns about the cost of the measure noted. Her remark had been left out because it was voiced during the vote, after discussion had ended. This procedural point may not have been clear, so staff added Novak's comment to the discussion and are resubmitting the minutes for approval.

Novak objected to the wording of her comments in the discussion. She said she wished them to be corrected or removed entirely.

MOTION: Montague moved to approve the minutes with Novak's comments withdrawn. Newton seconded the motion, which passed 6-0.

Adoption of Consent Agenda

9:32 p.m.

- a. Appointments
 - 1) Accepting JoAnn Miller's resignation from the Community Development Commission
 - 2) Accepting Dave Smith's resignation from the Landmarks Advisory Commission
 - 3) Appointing Sonja Neperud to the Community Development Commission
- b. Approval of minutes
 - 1) August 8, 2022, joint city council & planning commission meeting
 - 2) October 24, 2022, joint city council & planning commission meeting
 - 3) December 12, 2022, joint city council & planning commission meeting
 - 4) March 20, 2023, city council work session
 - 5) March 22, 2023, city council meeting
- c. Recommendation to OLCC
 - 1) Approve full on-premises commercial sales, liquor license application for Win Lei LLC, dba Ping's Garden Restaurant
- d. Adoption of resolution
 - 1) Accept Fire Adapted Home Grant from the Office of the State Fire Marshal RES NO. 7201
 - 2) Accept Critical Oregon Airport Relief grant for Albany Municipal Airport building upgrades RES NO. 7202

- 3) Amending the charge of the Albany Arts Commission RES NO. 7203
e. Approval of agreement
1) Intergovernmental Agreement for Fire Adapted Home Grant RES NO. 7204

MOTION: Newton moved to adopt the consent agenda as presented. Kopczynski seconded the motion, and it passed 6-0.

Business from the Council

City Manager Report

The scheduled executive session was canceled.

Next Meeting Dates

Tuesday, April 18, 2023; 6:00 p.m. ARA budget committee meeting
Tuesday, April 18, 2023; immediately after ARA budget committee; City of Albany budget committee meeting
Thursday, April 20, 2023; 6:00 p.m. City of Albany budget committee meeting
Friday, April 21, 2023; 6:00 p.m. (tentative) City of Albany budget committee meeting
Wednesday, April 26, 2023; 5:15 p.m. ARA meeting
Monday, May 8, 2023; 4:00 p.m. city council work session
Wednesday, May 10, 2023; 6:00 p.m. city council meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 9:36 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.*