



APPROVED: June 9, 2015

CITY OF ALBANY
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, March 18, 2015

MINUTES

Advisory Board Members present: David Abarr, Russ Allen, Rich Catlin, Floyd Collins, Loyd Henion, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Dick Olsen, Betsy Penson, Mark Spence

Advisory Board Members absent: Bill Coburn (excused), Maura Wilson (excused)

CALL TO ORDER

Chair Rich Catlin called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

February 18, 2015

MOTION: Ray Kopczynski moved to approve the minutes as presented. Loyd Henion seconded the motion, and it passed 12-0.

SCHEDULED BUSINESS

Business from the Public

None.

Dave Clark Trail Lighting Project

Economic Development & Urban Renewal Director Kate Porsche noted that the Advisory Board previously discussed the Dave Clark Trail lighting project at the October 2014 meeting. She introduced Community Resource Officer Sandy Roberts, who has been working on the project.

Roberts said that following her previous presentation to the Advisory Board, she was tasked with getting additional information on the lighting project. She worked with Jerry Sheffield from Benton Electric and Phillip Ward from Graybar Distribution. Sheffield has expressed interest in doing a community project; he has given generously of his time and has been a good resource to her. Ward has worked on many large LED projects and discussed multiple lighting ideas with the group.

Using a slide presentation, Roberts reviewed the location of the Dave Clark Trail from Monteith Riverpark to Sherman Street. She reviewed the recommended lighting fixtures as detailed in the staff memorandum. T1 lighting is recommended along the majority of the trail, with T5 in specific areas where additional lighting is needed for safety.

Mark Spence said there are stretches where it would be good to cast lighting down the embankment on the north side of the trail. Brief discussion followed regarding the various types of directional lighting.

Henion asked how tall the poles would be and if they would be protected from vandalism. Roberts said the existing poles are 12' tall. The recommended poles would be 16' tall on top of a 2' concrete footing, reducing the potential of vandalism.

Phillip Ward, Graybar Distribution, said he was asked to find the most cost effective way to improve light in the park and evenly illuminate the trail. He showed a sample and described features of the recommended LED fixture. The light is directional based on need and can be programmed to dim down at a certain time and bump back up if there is motion in the area. This helps to reduce energy consumption and increase the life of the bulb. In response to inquiries from Rich Kellum, Ward said the cost of the proposed pole is \$310 each. Roberts said the LED retrofit for the acorn without a cap would be \$700 per pole. The recommendation is to replace the existing poles and add additional poles for uniform spacing. The quotation includes 94 poles.

Bessie Johnson asked if the existing poles could be reused elsewhere. Parks & Recreation Director Hodney said the short answer is yes, although he doesn't have a specific recommendation at this time. In response to further inquiries from Johnson, Ward said the recommended fixture has a five-year warranty and is rated for 100,000 hours, more than 12 years. When it is time to replace, the fixtures could likely be retrofitted with whatever new technology is available at the time.

In response to inquiries from Spence, Roberts said all the lighting in Monteith Riverpark with the exception of Senior Center parking lot is included in the recommendation. She said pedestrian lighting allows walkers to see where they are going but does not illuminate the trail for safety. Spence commented that the City has many places where the acorn poles could be placed.

Kopczynski said he supports having the project done, but he is concerned about the process. He noted that Councilor Bill Coburn had volunteered to help on lighting, but he is more concerned that there doesn't appear to have been a bid process. Roberts said Coburn did work with her on the initial estimate. She said staff is only bringing details forward at this time. The City doesn't have an engineer who specializes in lighting, and she was referred to Sheffield, who has been very gracious in voluntarily providing the needed guidance. It is understood that this could go out to bid.

Ward provided information about US Communities, a buying cooperative which gives a discount for municipalities and schools. The City of Albany is a member, and Grabar is a national distributor. US Communities pricing typically provides a 5 percent to 15 percent advantage over normal pricing. A US Communities member can legally award an order of material or a turnkey installation project without going out for bids. Roberts stressed that this is just an option, and the Board could still choose to go out for bids.

Kopczynski asked about the timeframe if the project is approved. Sheffield said he has walked the path several times in trying to figure out the best way to accomplish the project. He contacted Grabar because he knows they do very good work. The proposal is about \$60 a lineal foot to accomplish the project. He said that putting the project out to bid would not result in equal bidding unless an engineer first scoped the project. Roberts said the timeframe is unknown, but the project would need to be scheduled around events at Monteith Riverpark.

Discussion followed regarding the City's bidding process. Russ Allen said that what is before the Advisory Board would meet the state of Oregon procurement requirements. The City might want to go through the bidding process to allow participation by local businesses, but doing so would result in additional costs associated with paying someone to do the engineering drawings to ensure comparable bids.

Kellum said the City doesn't have an electrical engineer for lighting, and he doesn't know that there is the expertise on the Advisory Board to say the proposal is the best option. He said going out to bid would bring in different ideas.

Catlin invited City Manager Wes Hare to comment. Hare said the US Communities cooperative bid already includes the competitive part of the process. If it is decided to not go that route, the City would need to spec out what is wanted so all bidders would bid on the same thing. Since there is not the expertise on staff, it would be necessary to pay for that work. In all likelihood, the least expensive option will be to go through this process that has already been spec'd out.

Betsy Penson said Heritage Mall did a LED conversion this year, and it was extremely helpful to have sample fixtures installed to see how they would look in practice. Ward agreed; he would propose that samples be installed.

Penson referred to Oregon Energy Trust programs which calculate savings over existing fixtures and offer rebates. Ward said consideration was given to areas where lower wattage bulbs could be used for the Oregon Energy Trust rebate, but it was found that total costs would be higher because of the additional fixtures needed to obtain the needed coverage.

Dick Olsen said he likes the idea of putting up a sample light. He asked if the lighting might bother people in the new housing development. Ward said the T1 fixture distributes right, left, and down; it would not cast light up, behind, or across the street. The T5 fixture casts light all around and would be used only in areas where that type of lighting is desired for safety.

In response to inquiries, Ward said the project could be done in phases but that would result in higher costs for installation. The US Communities pricing is the same regardless of how many fixtures are purchased.

Catlin asked if there is general consensus for the project.

Sharon Konopa said the discussion has been helpful and she appreciates the volunteer assistance by Sheffield and Ward. She said this type of lighting would be great for public safety, and it would be a wonderful amenity. She said the entire trail needs to be lighted. With more housing on the riverfront, people want to walk along the trail to downtown, and it needs to be made safer. Lighting is also needed for people leaving concerts at Monteith Riverpark. The project is in the CARA plan and she thinks the Board should proceed forward and go out for bids.

Kopczynski noted that lighting was one of the top projects listed by the public at the open house. He said it may be true that the US Communities program is the best deal, but he will be more comfortable having the project open to local bidders.

Spence said he is a bit uncomfortable that CARA is being asked to fund this entire project, noting that CARA funds are generally used to make a project special. However, property owners on the riverfront are waiting for lighting on the trail and he thinks lights are needed to encourage development.

Parks & Recreation Director Ed Hodney said there is \$75,000 left in in the Parks and Recreation Fund for projects of any kind and \$50,000 of that is earmarked for Sunrise Park. The lighting project is not eligible for SDC funds. If he was asked to contribute to the project, he would need to ask for Council direction on what other budgeted program or expense should be reduced.

Porsche added that the trail is underutilized because people feel unsafe in the area and the Advisory Board has looked at ways to create that vitality component. This is an opportunity to create a lighted, safe path to draw people and create momentum.

Kellum said he is in favor of the general idea. He wants to consider doing the project in phases, first lighting the trail to the railroad. He would want to see a bidding process, as well as consideration of whether the existing posts could be used other places. If the posts cannot be used elsewhere, he would want to further consider how much value the City is getting in exchanging the posts.

Spence said there is a need for lighting beyond the railroad and he is in favor of lighting the entire trail for public safety and consistency. He would like staff to clarify the best way forward.

Allen said he is in favor of project; he would like more information from staff about how best to go forward.

MOTION: Allen moved to accept the recommendation to light the Dave Clark Path and task staff with bringing back a proposal on how to go forward. Johnson seconded the motion, and it passed 12-0.

Staff Updates and Issues

Porsche welcomed new Advisory Board member Betsy Penson. She distributed updated contact information.

Porsche said some Advisory Board members attended the Woodwind Apartments open house. She said this is an amazing project which allowed for redevelopment of a blighted area and brought in very nice workforce housing. She noted that CARA's contribution was the final piece of investment that allowed the project to occur.

Porsche shared a letter from Oscar Hult expressing appreciation for CARA's assistance in the form of a small grant for The Natty Dresser. The grant has been drawn down and the business is doing well.

Porsche said she has heard from people who would like to apply for grants. The next round of funding is scheduled for July. She asked if the Advisory Board would like to see applications next month or wait until the next scheduled timeframe. In discussion, it was noted that the funding schedules are published in part to make the grant programs a competitive process and that other applicants may be waiting until the scheduled timeframe to submit applications. There was general agreement that any exception to the process should be based on not missing out on something that would be of benefit to the community.

Porsche asked if the Board would like to discuss potential additional CARA contributions to Fire Station 11 at the next meeting. There was general agreement that the discussion should occur in May, after the election.

BUSINESS FROM THE BOARD

There was no additional business from the Board.

NEXT MEETING DATE

Wednesday, April 15, 2015

ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 7:00 p.m.

Submitted by,

Reviewed by,

Signature on File

Signature on File

Teresa Nix
Administrative Assistant
Director

Kate Porsche
Economic Development & Urban Renewal