

CITY OF ALBANY
CITY COUNCIL
Council Chambers
Wednesday, November 8, 2017
7:15 p.m.

MINUTES

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Konopa led the pledge of allegiance.

ROLL CALL

Councilors present: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, and Dick Olsen.

Councilors absent: Councilor Mike Sykes was excused.

Guest Councilor Scott Pierson was in attendance.

PROCLAMATIONS

7:16 p.m.

Small Business Saturday.

Konopa read the proclamation as outlined in the agenda packet.

#GivingTuesday.

Konopa read the proclamation as outlined in the agenda packet.

Albany Charitable Toy Run.

Konopa read the proclamation as outlined in the agenda packet. Bill Root updated the Council on this year's event. The lunch will be provided by the Eagles.

SCHEDULED BUSINESS

Communication

Accepting Larry Holverson's resignation from the City Tree Commission.

7:23 p.m.

MOTION: Councilor Ray Kopczynski moved to accept the resignation and send a thank-you letter. Councilor Dick Olsen seconded the motion and it passed 5-0.

Business from the Public

7:24 p.m.

There was no business from the public.

Konopa recognized the class from Linn Benton Community College that was in attendance.

Adoption of Resolution

7:25 p.m.

Amending parking restrictions within Downtown Albany and creating two bus stops.

Transportation Systems Analyst Ron Irish said the downtown streetscape project prompted the need to put in two bus stops, on Ellsworth Street and Lyon Street. The new stops will provide more direct routes. The Albany Municipal Code (AMC) requires that parking changes be implemented by resolution.

Councilor Bessie Johnson is concerned that bus stops on those streets might impede traffic. Irish explained the rationale for the location of the stops.

There was brief discussion about the parking space by Bo-Mack's. Staff will bring back a resolution to address the parking space.

MOTION: Councilor Bill Coburn moved to adopt the resolution and Councilor Rich Kellum seconded it. The motion passed 5-0 and was designated Resolution No. 6647.

Adoption of Consent Calendar

7:33 p.m.

- 1) Approval of Minutes
 - a) September 11, 2017, Work Session minutes.
 - b) September 13, 2017, Regular Session minutes.
 - c) September 25, 2017, Work Session minutes.
 - d) October 9, 2017, Work Session minutes.
 - e) October 11, 2017, Regular Session minutes.
- 2) Recommendation to OLCC to approve:
 - a) Limited on-premises sales, change of ownership liquor license application for Devrouax 6, LLC., d/b/a First Burger; 210 First Avenue W.
 - b) Off-premises sales, new outlet liquor license application for Bodhi Artisan Bakery, LLC., and Bodhi Juice, LLC., d/b/a Bodhi Artisan Kitchen and Bakery; 629 NW Hickory Street, Suites 140-160.
 - c) Off-premises sales, drop license/add license liquor license application for Hub Valley, Inc., and Grocery Outlet, Inc., d/b/a Albany Grocery Outlet; 1950 14th Avenue SE.

MOTION: Johnson moved to adopt the Consent Calendar with item 1) a) removed for discussion. Kopczynski seconded the motion and it passed 5-0.

Johnson said that the minutes state she is absent, but she was excused.

MOTION: Johnson moved to approve the minutes as amended on item 1)a). Kellum seconded the motion and it passed 5-0.

Summary year-end report on the University of Oregon's Sustainable City Year Program.

7:34 p.m.

Planning Manager Bob Richardson introduced Kerry Edinger Snodgrass, a University of Oregon (UO) student and an intern at the City of Albany. She provided a summary report on the University of Oregon's Sustainable City Year Program. Projects met three broad categories for community development and planning, engaging and strengthening community, and improving operations and service delivery.

She highlighted the projects in the agenda packet: Water Avenue Corridor Revitalization (p. 44), Community Engagement (p. 60), and Parks & Recreation Department Business Opportunities Assessment (p. 74). Students from several different UO classes worked on the projects. It was a great partnership between the City and UO. Students were happy to be part of the program.

It was noted that some of the programs suggested in the program are already up and running. The students' work was impressive and the opportunity to get a different perspective was valuable.

U of O Program Manager Megan Banks thanked the Council. Some of the projects identified for the City of Albany are being replicated in other cities.

Albany Development Code (ADC) audit priorities.

7:47 p.m.

Public Works Engineering and Community Development Director Jeff Blaine handed out a document titled "Albany Development Code Audit City Council and Planning Commission Priority Issues" (see agenda file). The list was compiled from several groups and then prioritized by the Council and the Planning Commission.

Blaine noted that some changes impact other areas of the ADC. Work on the item highlighted in yellow on the list is already underway. The next step is to have staff work with a consultant to draft and identify the best sequence of the items that are highlighted in green. Staff will return to Council with the draft scope of work and to discuss the public process they desire. Blaine noted that it will likely take three to five years to work through all of the priority issues and adopt Code amendments.

Reports

Street funding alternatives.

7:55 p.m.

Blaine gave a PowerPoint presentation (see agenda file).

Blaine provided background for the street funding alternatives and reminded the Council that they are based on assumptions, industry standards, and generalizations. The group met five times over 2017 to review pavement management strategies, the condition of Albany's streets, and to consider funding strategies. Council had requested that staff come back to discuss the potential of reinitiating past internal funding mechanisms for streets; specifically, general fund contribution to street lights and franchise fee revenue sharing.

Blaine used the PowerPoint presentation to review information provided in past presentations. Blaine also provided an update to the funding gap for maintaining each arterial/collector street at a PCI greater than 60. The current estimated funding gap is a \$20 million lump sum investment and \$3.2M in additional annual revenues.

Blaine said it would be helpful to staff if the Council could decide the order of magnitude that should be considered for restoring funding levels, and if those levels are to be implemented with the next budget or phased in over time with new revenues. Any monies pulled from the General Fund will have significant impact to other General Fund activities and staff recommends that Council hear from other potentially impacted General Fund departments prior to making a decision.

Blaine said that Public Works will begin to tell the story about the research they did on streets, regardless of funding decisions made. Public outreach will take place throughout 2018.

Staff recommendations are in the staff report. Blaine noted that a gas tax is not identified as being considered in 2018 because he is not sure where it sits in terms of Council priorities; and the more the City can raise awareness about the state of Albany's streets, the better a gas tax would be received by the public.

Blaine asked the Council to discuss the internal funding mechanisms for streets (General Fund or franchise fees.)

Kopczynski supports a fuel tax in the future.

Blaine said that use of franchise fees for General Fund activities is the norm for cities in Oregon, but only one of the communities staff surveyed uses it for street maintenance. Finance Director Stewart Taylor agreed and said that it also applies to in-lieu-of franchise fees (ILFFs).

The Council discussed waiting for a full Council to be present to make a decision.

Kellum thinks that since franchise fees and ILFFs come from streets, then they should go back to pay for streets; but the first step is to get buy-in from the public.

Coburn thinks the funding that was redirected in 2011 should be reversed and put back where it was. He said that we made the situation worse by redirecting the funds.

Olsen suggested involving the Budget Committee in this discussion.

Olsen asked if the street lights have been converted to LEDs. Assistant City Manager/Chief Information Officer and Interim Economic Development Director Jorge Salinas said staff has been considering that, but Pacific Power and Consumers Power want the City to purchase the poles, which generates more issues. They have no incentive to change the bulbs out to LEDs. Staff is continuing to research and analyze the initial capital investment and the long-term ownership cost. Discussion followed.

Johnson agreed to wait for the full Council to continue the discussion about street funding. She said part of educating the public is explaining the difference between arterials, collectors, locals, etc.

Kopczynski suggested the Council consider pursuing a transportation utility.

Konopa thinks a fuel tax is the best way to go.

Johnson thinks a fuel tax is fair because tourists would pay their fair share.

Blaine said that if the Council considered a five-cent fuel tax ODOT estimated it would generate \$1.25 million. The Council also had staff put together a list of priority roads to improve with additional gas tax revenues, so the information is ready when the Council is ready to discuss it.

Taylor said that Blaine made a compelling presentation tonight, but he cautioned the Council that there are equally compelling issues for other City activities. Reserves are considered in the City's bond rating. Police and Fire need equipment replacement, and building maintenance has not been adequately funded. Franchise fees are the second largest revenue source in the General Fund and are fee supported. That makes them much more stable than property tax. There are many needs in the community in addition to street maintenance.

Salinas said that staff will bring back a report on LED lights.

BUSINESS FROM THE COUNCIL

9:03 p.m.

Johnson suggested that the Tree Commission be provided information on what their focus should be.

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Johnson disagrees with the automatic rate increase that Allied Waste receives. Discussion followed.

Kellum suggested that if the City moves to a biennial budget, the off year be used for analyzing departments based on zero-based budgets, perhaps two departments at a time.

Kopczynski said his neighbor is on the Tree Commission and praised Parks & Recreation staff. Kopczynski read a letter into the record about Oak Savannah restoration (see agenda file).

Guest Councilor Scott Pierson thanked the Council for allowing him to participate. He suggested that the Budget Committee has some very capable individuals who would like to help the Council with priority based budgeting and identifying options for areas that are underfunded.

The Mayor discussed details for the Veterans Day Parade.

Salinas said that Human Resources Commission member terms expire in December, so the Council will need to make reappointments.

Guest Councilor Scott Pierson left the dais.

RECESS TO EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION OR LITIGATION LIKELY TO BE FILED IN ACCORDANCE WITH ORS 192.660 (2)(h).

The Regular Session recessed to Executive Session at 9:26 pm.

RECONVENE

The Regular Session reconvened at 9:38 pm.

Kellum said he has talked to State Rep. Andy Olsen about the state property tax deferral program, which attaches interest to the balance of taxes that accrue. The deceased owners of a foreclosed property at 330 Marilyn Street NE had been enrolled in the program. Kellum said any changes to the program would require a change in state law.

NEXT MEETING DATES: Work Sessions are scheduled for: Monday, November 13, 2017; Wednesday, November 29, 2017; and Monday, December 4, 2017. A Regular Session is scheduled for Wednesday, December 6, 2017, and Monday, December 11, 2017.

ADJOURNMENT

There being no other business, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Reviewed by,

Mary Dibble
City Clerk

Peter Troedsson
City Manager