



MINUTES

Wednesday, June 12, 2019
Regular Session
Council Chambers, City Hall
Approved: July 24, 2019

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 7:19 p.m.

PLEDGE OF ALLEGIANCE

Konopa led the pledge of allegiance.

ROLL CALL

Councilors present: Mayor Sharon Konopa and Councilors Rich Kellum, Bill Coburn, Alex Johnson II, Dick Olsen, and Mike Sykes. Councilor Bessie Johnson joined the meeting via telephone at 7:56 p.m.

Councilors absent: None.

SCHEDULED BUSINESS

City Manager Peter Troedsson introduced Parks & Recreation Director Kim Lyddane.

Communication

Accepting Julie Jackson's resignation from the Transient Lodging Tax Advisory Committee.

MOTION: Councilor Alex Johnson II moved to accept the resignation. Councilor Bill Coburn seconded the motion and it passed 5-0.

Public Hearings

- 1) Opportunity to comment on proposed uses of state revenue sharing.
 - a) Declaring the City's eligibility to receive state revenues.
 - b) Declaring the City's election to receive state revenues.

Open: Konopa opened the public hearing at 7:21 p.m.

Finance Director Jeanna Yeager said these revenues are designated for transit. We expect to receive \$625,000 in the first fiscal year. There are two actions required.

A signup sheet was available for the public (see agenda file).

No one was signed up to speak.

Close: Konopa closed the public hearing at 7:22 p.m.

MOTION: Coburn moved to adopt the resolution declaring the City's eligibility to receive state revenues and Councilor Mike Sykes seconded. The motion passed 5-0 and was designated Resolution No. 6802.

MOTION: Coburn moved to adopt the resolution declaring the City's election to receive state revenues and Sykes seconded. The motion passed 5-0 and was designated Resolution No. 6803.

- 2) Adopting the 2020-2024 Capital Improvement Program (CIP).

Open: Konopa opened the public hearing at 7:23 p.m.

A signup sheet was available for the public (see agenda file).

Public Works Engineering and Community Development Director Jeff Blaine said the CIP is a five-year planning document. The first two years identified in the plan are part of the biennial (BN) budget. It was reviewed jointly by the council, planning commission, and budget committee in April and changes requested have been incorporated. The CIP was out for public review for about a month; and there were no comments.

No one was signed up to speak.

Close: Konopa closed the public hearing at 7:25 p.m.

MOTION: Coburn moved to adopt the resolution and Sykes seconded it. The motion passed 5-0 and was designated Resolution No. 6804.

- 3) Opportunity to comment on the proposed Community Development Block Grant (CDBG) 2019 Action Plan, 2018 Action Plan First Amendment, and the 2019 Citizen Participation Plan.

Open: Konopa opened the public hearing at 7:25 p.m.

A signup sheet was available for the public (see agenda file).

Planner II Anne Catlin said Albany is a federal entitlement city, making us eligible to receive this grant. This action will approve the plan for spending funds. We are in the second year of the five- year plan.

Catlin gave a PowerPoint presentation (see agenda file.)

Johnson II asked why there were large amounts set aside for certain agencies, yet for the senior companion program, there is only \$2,500. Catlin said that they asked for \$4,000. Public service funds are limited to 15 percent of the total award; all public service agencies are getting a percentage of what they asked for as a result of the funds being restricted.

Stacy Bartholomew, 966 Brice Court, represents Habitat for Humanity (HFH). HFH used CBDG funding for a recent renovation, specifically to support housing for a woman and her daughter. They would not have been able to be in housing without these funds. HFH was able to provide two houses this year. She also represents the Creative Housing Coalition, whose goal is to increase affordable housing, and bring a tiny house village to Albany.

Brugeto Olsen, representing Willamette Housing Development, said their mission is to develop and create affordable housing, economic opportunities, and community partnerships. They recently merged with another company, which will result in even greater impact. The Albany Home Repair Program allows existing homeowners to be healthy and safe so that they can age in place. These grant funds are also used to provide capital for down payment assistance.

Close: Konopa closed the public hearing at 7:39 p.m.

- a) Adopting the Community Development Block Grant 2019 Action Plan.

MOTION: Councilor Dick Olsen moved to adopt the resolution and Johnson II seconded it. The motion passed 5-0 and was designated Resolution No. 6805.

- b) Amending the Community Development Block Grant 2018 Action Plan as adopted by Resolution No. 6720.

Konopa removed this item from the agenda at Catlin's request.

- c) Adopting a revised Community Development Block Grant Citizen Participation Plan and repealing Resolution No. 6324.

MOTION: Johnson II moved to adopt the resolution and Sykes seconded it. The motion passed 5-0 and was designated Resolution No. 6806.

- 4) Adjusting System Development Charges (SDCs) and connection charges.

Open: Konopa opened the public hearing at 7:41 p.m.

A signup sheet was available for the public (see agenda file).

Engineering Manager/Assistant City Engineer Rob Emmons said this subject came to a work session for discussion. The council suggested holding a public hearing for the inflationary increases. For connection charges, staff is recommending a partial year inflationary adjustment of 4.26 percent. The SDCs for water and wastewater were increased already in this budget, so we are not recommending action at this time. Transportation SDCs are being proposed for a full year inflationary increase of 4.71 percent. The post-construction stormwater quality fee has not been adjusted, so staff recommends a full year of inflationary adjustment, also 4.71 percent.

No one was signed up to speak.

Close: Konopa closed the public hearing at 7:44 p.m.

- a) Revising transportation SDCs for impacts to the Albany Transportation System, reaffirming the appeal fee, and repealing Resolution No. 6741. RES. NO. 6807
- b) Revising connection charges for street connections to improved city streets of unassessed properties in the city of Albany and repealing Resolution No. 6753. RES. NO. 6808
- c) Revising connection charges for sewer connections of unassessed properties in the city of Albany and repealing Resolution No. 6751. RES. NO. 6809
- d) Revising connection charges for water connections of unassessed properties in the city of Albany and repealing Resolution No. 6750. RES. NO. 6810
- e) Revising connection charges for storm connections of unassessed properties in the city of Albany and repealing Resolution No. 6752. RES. NO. 6811
- f) Revising Post-Construction Construction Stormwater Quality Program fees and repealing Resolution No. 6608. RES. NO. 6812

MOTION: Councilor Rich Kellum moved to adopt resolutions 4) a) through f). Coburn seconded the motion and it passed 5-0.

- 5) Setting fees and charges for Development Code provisions and repealing Resolution No. 6710.

Open: Konopa opened the public hearing at 7:46 p.m.

A signup sheet was available for the public (see agenda file).

Blaine said this is an inflationary increase to planning fees. There are two options, 1.93 percent, tied to the CPI-W; or 7.58 percent, which is calculated based on the anticipated cost to process these types of applications. Blaine will bring additional information back regarding cost recovery.

There were no other comments.

Close: Konopa closed the public hearing at 7:50 p.m.

MOTION: Kellum moved to adopt the resolution with a 7.58 percent increase and Johnson II seconded it. The motion passed 5-0 and was designated Resolution No. 6813.

- 6) Adjusting utility rates for the 2019-2020 fiscal year.

Public Works Operations Director Chris Bailey said this is to consider rate increases for three water utilities: wastewater, water, and stormwater. Rates will be effective in July, January, and March, respectively. With a biennial budget, Public Works will still evaluate rate forecasts annually. The next discussion will be in January 2020, when staff will provide an update and a 5-year forecast for each utility. More information is in the packet and also in the January 28, 2019, work session records.

The proposed rates are 3.25 percent for wastewater, 5 percent for water, and 17 percent for stormwater. Bailey pointed out that the 17 percent will cost customers about \$1.17.

Open: Konopa opened the public hearing at 7:53 p.m.

A signup sheet was available for the public (see agenda file).

No one wanted to speak.

Close: Konopa closed the public hearing at 7:54 p.m.

- a) Setting rates for wastewater system use and repealing Resolution No. 6711.

MOTION: Kellum moved to adopt the resolution and Coburn seconded it. The motion passed 5-0 and was designated Resolution No. 6814.

- b) Setting rates for water use and repealing Resolution No. 6712.

MOTION: Kellum moved to adopt the resolution and Coburn seconded it. The motion passed 5-0 and was designated Resolution No. 6815.

- c) Setting rates for stormwater management services and repealing Resolution No. 6713.

MOTION: Kellum moved to adopt the resolution and Coburn seconded it. The motion passed 5-0 and was designated Resolution No. 6816.

- 7) Adopting the City of Albany 2019-2021 biennium (BN) budget.

There was an email on the dais from Rachel Jarrad in support of Maple Lawn Preschool (MLPS) (see agenda file). There was a personnel change report on the dais (see agenda file). There was a revised resolution on the dais (see agenda file).

Councilor Bessie Johnson joined the meeting at 7:56 p.m.

Open: Konopa opened the public hearing at 7:56 p.m.

A signup sheet was available for the public (see agenda file).

Troedsson said the BN 2019-2021 budget contains service level reductions in every city department. It is a balanced budget, approved by the budget committee, and avoids any further reductions in our reserve funds and our general fund contingency. It puts into practice the phrase, "living within our means." Troedsson said they resolved the error noted by Budget Committee Chair Sue Folden by applying \$251,000 from contingency. The resolution on the dais reflects the correction. The correction does not impact any individual department.

Vera Helvey, 1425 Main Street SE, said she is in support of the budget and of MLPS. She spoke about her daughter's experience at MLPS. Helvey has a bachelor's degree in psychology and has worked in children's mental health. MLPS is an invaluable service, particularly since it is one of the few that provide education for children with disabilities. It is a wonderful program and she wants to see it continue.

Bob Brown, 608 NW Alpine Meadow, asked Troedsson how he plans to freeze positions in the general fund for the next two years, if people leave or retire. Troedsson said it is not a freeze but a chill, whereby he will have to sign off on any proposed replacements when positions are vacated. Brown asked the plans for the reserve and contingency funds. Yeager explained that the budget is a forecasting tool and how adjustments are made.

Brown would like to see an additional staff person in the library and additional funds for books. Community surveys always show the library rates high. They are the recipient of many volunteer hours and they need an additional position. This could be funded by the general fund. Discussion followed.

Lisa Harlan, 6205 Nyssa Court, is a spokesperson for Greater Albany Public Schools (GAPS). She spoke about the interest of GAPS in MLPS remaining open. There is current legislation, the Student Success Act, with 20 percent allocated to early learning. She said GAPS understands that as a district they will need to partner with anyone who is willing. Albany is known as a preschool desert. It would be enormously helpful to allow GAPS time to get the funds to support MLPS. It is much easier to support existing programs than to create new ones. She asked the council to remain open to partnering with GAPS in the future.

Jessica Nielsen, 1198 NW 22nd, said she was speaking on behalf of Vickie N. Jones, who could not attend. Nielsen read portions of an email from Jones. The email said that six months is not long enough for parents to find new schools, and preschools and daycares are funding differently and have different costs. She corrected a councilor's comment that MLPS is discriminatory because it is subsidized by citizens when compared to other preschools where the parents pay, and the councilor's comment that the city is not involved in education. She referred to a statement made by a councilor. Jones asked about calculations and errors in the proposed budget.

Close: Konopa closed the public hearing at 8:17 p.m.

Coburn asked what dollar amount the 5 percent to 6 percent goal for contingencies represents. Troedsson said about \$400,000. That will largely be used to correct an error.

MOTION: Olsen moved to adopt the resolution on the dais adopting the BN 2019-2021 approved budget and Johnson II seconded it.

Regarding the rumor about a statement made by a councilor about MLPS, Kellum said he made the statement about MLPS being discriminatory. He explained that the citizens are paying for MLPS, even for people who don't live in Albany. He doesn't support subsidizing services for people who aren't Albany taxpayers.

Kellum said the City already finds it difficult to fill police positions, and now with the budget cuts the number of officers will decline. He explained why he thinks libraries are no longer a place just for books, since information can be found online now. We need to look down the road ten years out and be ready by becoming more electronic. He can't support a budget that supports services for people who live outside the city, yet people who live inside the city lose their jobs. He described what he believes the budget priorities should be.

Johnson II said it would not be prudent to hire for police, and then have to lay them off next year. He thinks holding position and implementing a hiring chill will put us in a better position next year. As to schools and libraries, if we get rid of those, we lose education. He supports the budget as it is. It may take time to recover and find new revenues, and the City should work with the school system. Holding positions for at least a year to recover economically is difficult but necessary.

Konopa agrees with Johnson II. She doesn't like the budget either, but feels like the council has no choice. It needs to be adopted, and then they need to look aggressively at new revenue sources. Levels of service impact quality of life.

Sykes said he will be supporting the budget under duress.

Johnson said she is not pleased with the budget but feels the council has to pass it. We need to start work right away looking for revenue sources and keeping the police force whole.

Coburn thinks there are options.

Sykes said for police and fire services, citizens need to know there could be longer response times.

Johnson II clarified that he supports police and fire; his issue is that he doesn't want to hire them, train them, then lay them off next year. We need to be smart about this.

Olsen doesn't like the reduction in personnel. He supports the fire department and appreciates Harlan's comments about MLPS. MLPS is a necessary program. He will be supporting the budget, though he wishes there was more revenue.

VOTE: A vote was taken on the motion and it passed 4-2, with Kellum and Coburn voting against, and was designated Resolution No. 6817.

Business from the Public

Resolution relating to SB 770.

Ray Hilts, 2748 Foxglove Loop, gave an update on SB 770. As of June 7, it was assigned to a subcommittee on human services.

To Johnson II, Hilts clarified that when he said that he and his wife's personal medical expenses were \$18,000, it was actually more than that. He gave details about what his healthcare did and did not cover. Hilts gave details about SB 770 and shared statistics related to health insurance.

Hilts spoke about the city's healthcare costs. Last year they were 25 percent, and this year they are 33 percent, an 8 percent increase. If the percentage were in the low teens, the City would have additional funds. Hilts asked the council to support a resolution in support of SB 770.

Konopa said the current status is asking the legislature to establish a commission to explore the issue related to implementing a single-payer system. The resolution would not support a particular option; rather it supports exploration. Discussion followed.

MOTION: Olsen moved to support the resolution supporting Senate Bill 770.

Johnson II supports having the research done but doesn't want to advocate for a position until he has had an opportunity to read the legislation. He wants more information.

Konopa noted that she did not allow the public to speak so invited the audience to speak.

Bob Laurent clarified where the resolution should be sent.

Lawrence Eby, 2740 Foxglove Loop, is a retired surgeon. He said health care delivery when he was in practice was simple, and he described how it has become costly. We are all responsible for this. He described the healthcare system his son, also a physician, works within, where the client is put first. They received awards for their quality of care, and it is all built around the structure of a single-payer system. He spoke about the insurance industry.

Edith Horner, 2054 54th Avenue, said they are not asking for the council to investigate what universal healthcare would look like for Oregon. It is reasonable for the council to be willing to support an effort to examine something that will help the city budget.

Nadine Samco shared comments made by Jeff Merkley regarding health care. Samco has a unique perspective. She helps people leave poverty, but they need medications, so they have to work less in order to get their medications. They need to start looking at a different way to do things, because the current way isn't working. She noted this is not just an issue for the elderly; she works with people under 49 who cannot leave poverty because of the cost of medications.

Suzanne Norman, 4762 Baker Circle SE, is new to Albany. She has a lot of experience and past involvement in local government bodies, and was a director of Head Start for 22 years. She spoke about children. A key goal of the Head Start program is healthcare. She spoke about grants, studies, and getting healthcare for the parents of Head Start children. Healthcare impacts not just the elderly, but also children and their families.

Richard Stagenbord, 1647 25th Avenue, is impressed with the council's conversations and the fiscal responsibility discussion over budget. Given that, he thinks the council should support this. In the United States, we pay upwards of 50% more for health care than people in other countries. It is fiscally responsible to let people look into this.

Second: Johnson II seconded the motion.

Coburn said he doesn't have a problem supporting it but would like for it to be reviewed by staff.

Sykes worries about healthcare solutions because of Obamacare. Discussion followed.

VOTE: The motion passed 4-3 with Sykes, Kellum, and Coburn voting no.

Staff will send a letter of support with Hilt's resolution (see agenda file).

Adoption of Consent Calendar

- 1) Approval of Minutes
 - a) April 8, 2019, City Council Work Session.
 - b) April 10, 2019, City Council Meeting.
 - c) May 6, 2019, City Council Work Session.
- 2) Recommendation to OLCC:
 - a) Approving the limited on-premises sales, liquor license application for 2 Hovsand a Tubbs (The Barn at Hickory Station), LLC, located at 640 Hickory Street NE.

MOTION: Sykes moved to adopt the consent calendar as presented and Coburn seconded it. The motion passed 6-0.

Award of Bids

- 1) SS-19-05, Riverfront Wet Weather Lift Station and Force Main.
- 2) SS-19-01-A 2019 Pipe Bursting Projects.
- 3) SS-19-01-B, 2019 Cured-In-Place Pipe Projects.

Blaine described the three bids. All relate to sewer improvements and came in under budget. Details are in the staff report.

MOTION: Coburn moved to award all three bids, Items e)1), 2), and 3), as outlined in the staff report. Johnson II seconded the motion and it passed 6-0.

BUSINESS FROM THE COUNCIL

Coburn is disappointed that the budget passed. He believes staff did their job and had some solutions to consider. Coburn thinks there were other options. Discussion followed about the budget and maintaining levels of service.

Kellum distributed a map of downtown Albany (see agenda file). He talked to parks and public works staff about designating the entrance of Monteith Park as a drop-off only for River Rhythms concerts. He described how a change in the traffic flow would help with heavy-traffic events.

Kellum spoke about an incident with Linn county mental health employees and the Albany Police Department (APD). He thanked APD for their cooperative work with Linn county mental health.

Johnson II attended the Albany Visitor's Association Passport event, where the fire department was on the tour. The event was fantastic.

Johnson II attended the Juneteenth event in Corvallis (see agenda file). It was very well attended and well done.

Johnson II is excited about pickleball opportunities for the senior population.

Troedsson provided guidance to citizen advisory group (board and commission) members. He said that with recent changes to appointment procedures, staff have been clarifying procedures for current members, as well as any others who might be interested in serving.

Troedsson said the City's Citizen Advisory Groups Member & Staff Manual, located on the website, provides relevant guidance, and we refer people to this resource. The roles and responsibilities of advisory group members haven't changed. Members are expected to exercise their sound judgement and the expertise they bring to the table, observe City policies and code of conduct, adhere to ethical standards, and contribute to accomplishing the work of the committee. Members are also reminded that the purpose of committee

meetings is to permit open discussion on specific topics in a setting that is more informal than a council meeting, to hear public expression on issues, and to inform the public of what the committee is doing, and they are obligated to consider the welfare of the entire city; to be fair, objective, and courteous; and to afford due process to all. Lastly, Troedsson pointed out that members are expected to be independent, but that they serve at the pleasure of their appointing councilor.

Deputy City Manager/CIO Jorge Salinas gave an update about the city's equipment used to broadcast on Channel 28. The council directed Salinas to explore updates to the equipment and report back.

NEXT MEETING DATES

- Monday, June 24, 2019; 4:00 p.m. Work Session
- Wednesday, June 26, 2019; 7:15 p.m. Meeting

There being no other business, the meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Reviewed by,

Mary Dibble
City Clerk

Peter Troedsson
City Manager

Note: Staff handouts referred to in the minutes as (see agenda file) are available on the website in the "Staff Handouts" column.