



April 2, 2019 City Council Work Session
4222 NE Old Salem Road
Albany, OR 97321
4:00 p.m.

A. CALL TO ORDER: Called to order by Mayor Lepin at 4:01 p.m.

B. ROLL CALL

Councilors Present: Mayor Jim Lepin, Councilors Scott Cowan, Dave Harms, Scott McPhee, Don Miller

Councilors Absent: None

Staff Present: Kevin Kreitman, City Manager; Janelle Booth, Assistant City Manager/City Engineer; Forrest Reid, City Attorney; Kimberly Wollenburg, City Recorder

Presenters: N/A

C. PLEDGE OF ALLEGIANCE

D. CHANGES AND ADDITIONS TO THE AGENDA

E. PUBLIC COMMENT

- 1) Craig Ziegenhagel, 4605 Granite, made a brief statement regarding the potential expansion of the Urban Growth Boundary for the City. He noted that he is against the expansion and that there is no reason for it. Believes the City should be taking care of current residents and not benefiting the developers. Believes that if we expand the City, we'll lose the small town feel. His second concern is that if the expansion happens, he asks the City to consider if citizens should be paying for the expansion. He noted it's his belief that the citizens of Millersburg should not have to pay for the expansion and/or the development charges.
- 2) Barb Castillo, 38793 Morningstar Drive, shared that she had nothing new to add to Mr. Ziegenhagel's comments and that she concurred with them.

At this point, Mayor Lepin, after noting that some of the questions and comments might be addressed after the presentation shifted the agenda to note he would open comments after the UGB presentation.

F. COUNCIL MEMBER AND STAFF COMMENTS

None

G. CITY MANAGER'S REPORT

None

H. NEW BUSINESS

- 1) Potential Expansion of the Urban Growth Boundary
City Manager Kreitman shared what prompted the Urban Growth Boundary (UGB) discussion specifically surrounding the increase in population after Portland State University revised their initial projections of Millersburg's growth. Once the City hits 2,500 residents, there are a number of considerations the City will need to address

regarding growth and land use. Some discussion regarding the PSU population studies versus the 10 year census coming up in 2020.

City Manager Kreitman then introduced City Planning Director, John Morgan of Morgan CPS. Mr. Morgan noted that there are some things in land use that aren't enforced if the population is under 2,500. But once that 2,500 is reached, the City will need to comply. For instance, state law dictates that cities over 2,500 have to maintain a 20-year supply of buildable land. While the law requires all cities to comply, for those under 2,500, the state doesn't enforce. When speaking about buildable land, the state doesn't care if the available land is wetlands, if it is in the flood plain or if a farmer insists he'll never sell. The state looks at all land that is potentially buildable as things change. Next, he went over the process and information related to expanding the urban growth boundary.

He spoke about Urban Reserves (UR) which is in state law that allows cities and counties to designate an area outside UGB as an UR that is big enough to handle 50 years of growth. This compels the county not to allow anything to happen in there that would make it difficult to urbanize at a later date. It is a commitment that if we did do a UGB change, it would be in the UR.

Mayor Lepin asked about linking the buildable land to a wetland study. Assistant City Manager/City Engineer Booth said they have some similarities but noted that other cities have noted that they haven't always taken all of the wetlands out. Mayor Lepin believes we should do both – the buildable lands but a wetlands inventory for ourselves.

Mayor Lepin opened for questions and comments from Council and attendees.

The Council and staff discussed the costs and staff time needs as well as some options for reduced costs based on some recent efforts, like the intermodal, that have ensured there would be some information readily available.

Mayor Lepin noted that City Manager Kreitman is looking for a head nod for the costs to be added to the 2019-20 budget.

Barb Castillo, noted that she likes that the Council is talking about expanding to the east but asks if there's no compelling reason to do this, why do it? If there's no consequences to not moving forward, it doesn't make sense to do it. She said the UR makes more sense. She also asked if the UGB expands the City limits. Mr. Morgan says it's a separate process. He then followed up with a question: What is the cost of not expanding? Ms. Castillo asked if the City's water/sewer treatment can handle the capacity. Assistant City Manager/City Engineer Booth said it can.

Craig Ziegenhagel mentioned the freeway interchange is not in ODOT's plans. Mayor Lepin confirmed but said that if the intermodal goes through, ODOT has said they will accelerate.

At the end of the open comment and discussion period, Councilor Cowan noted he was okay for the costs to be in the budget but needs more information. Councilor Harms and Councilor Miller concurred. The entire Council agreed to have the costs in the budget but wishes for more information.

2) Review of Strategic Plan

City Manager Kreitman went over the current revisions to the Strategic Plan and how the pieces of the Plan were changed and positioned, including the relationship with the City's guiding documents such as Land Use Development Code, master plans, Charter and Municipal Code. He shared the new Visions and Goals.

I. CLOSING PUBLIC COMMENT

Noted above.

J. CLOSING COUNCIL COMMENT

Noted above.

K. ADJOURNMENT

Meeting adjourned at 6:40 p.m.

Respectfully submitted:



Kimberly Wollenburg
City Recorder

Reviewed by:



Kevin Kreitman
City Manager

Upcoming Meetings & Events:

April 4, 2019 @ 6:00 p.m. – Event Planning Committee Meeting

April 9, 2019 @ 6:30 p.m. – City Council Meeting

April 16, 2019 @ 6:00 p.m. – Planning Commission Public Hearing

April 22, 2019 @ 6:00 p.m. – Planning Commission Public Hearing

