



REQUEST FOR COUNCIL ACTION

Title: Intergovernmental Agreement with Linn County for Proposed RV Sewage Disposal Facility

Preferred Agenda: March 8, 2022

Submitted By: Blair Larsen, Community & Economic Development Director

Reviewed By: Christy Wurster, Interim City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: N/A

Towards Council Goal: Aspiration I, desirable community; Aspiration IV, viable and sustainable essential services; Aspiration V, economically strong environment; Goal 3: essential services.

Attachments: Linn County-Sweet Home IGA
Exhibit 1
Exhibit 2
Cost Estimate

Purpose of this RCA:

The purpose of this Request for Council Action is to present a proposed Intergovernmental Agreement (IGA) between Linn County and the City of Sweet Home for development of the access easement to a proposed RV Sewage Disposal Facility. The easement will also provide access and utilities to the proposed Managed Outreach and Community Resource Facility that will be owned and operated by Family Assistance and Resource Center Group (FAC) and will primarily be directed at unsheltered members of the community.

Background/Context:

Linn County, the City of Sweet Home, and FAC have been working toward the creation of both a Managed Outreach and Community Resource Facility for the unsheltered, as well as a RV Sewage Disposal Facility. Linn County has partitioned its property, located just west of the City of Sweet Home Public Works Yard, and currently accessed via 24th Avenue, and is proposing to donate a portion to FAC, and keep the rest for its RV Sewage Disposal Facility.

The current access into the property is inadequate for the proposed uses and is too close to the planned 24th Avenue railroad crossing. Linn County, FAC, and the City all need the properties to be accessed via an easement through the City Public Works Yard. This easement has already been approved by the City Council.

Both developments require water, power, telecommunications, lighting, and road infrastructure within the easement. Linn County has proposed an IGA, and County and City Staff have worked together to draft the attached document, which determines responsibility for the

development of this infrastructure. Also attached are the exhibits to the document, and Staff's cost estimates for the work.

Some members of the Council have proposed that this agreement be discussed in a future City Council work session.

The Challenge/Problem:

How does the City address the impacts of homelessness, and work with another government to develop a tourist-oriented amenity?

Stakeholders:

- Sweet Home Residents – Residents deserve a neat, clean, and orderly city. Unsheltered residents need a place to sleep and keep warm.
- Sweet Home Businesses – Local businesses deserve a city in which they can operate their businesses and serve customers in the community without the negative impacts that typically accompany homelessness. Local business also benefits from the increased tourism activity that would accompany the RV Sewage Disposal Facility.
- Sweet Home City Council – Council members are the voice of the citizens they serve and represent and are responsible for any agreements made with other governments.
- City of Sweet Home Staff – City Staff need to be able to enforce Sweet Home ordinances but are prevented from doing so by court decisions and State law. In addition, Staff need authorization from the Council and a land donation from Linn County in order to move the proposed cooperation with FAC forward.
- Linn County – The County Parks Department is no longer able to meet the demand for RV sewage disposal at its parks in our area, and needs a disposal site that can put waste directly into a sewage treatment system, rather than a septic system.
- Family Assistance and Resource Center Group – FAC desires to serve the unsheltered and others in the community, but needs a site from which to do so, and would like to cooperate with the City to do this.

Issues and Financial Impacts:

Under the proposed agreement, Staff estimates that the cost of improvements for which the City, in partnership with FAC, would be responsible comes to \$77,216. The estimate for the costs for which Linn County would be responsible amount to \$106,503. These estimates include a 10% contingency and assume that all the work is contracted out. Some savings could be gained by either or both parties by conducting some or all the work in-house.

Elements of a Stable Solution:

An ideal outcome would be to partner Linn County for the development of a safe, attractive roadway within the easement, along with all the infrastructure needed to serve both developments.

Options:

1. Do Nothing – Make no agreement with Linn County. This action may result in stalling the donation of County property to FAC.
2. Motion to Schedule a City Council Work Session regarding the Proposed IGA – This would allow the City Council to make further adjustments to the agreement. Any changes would need to be approved by Linn County. The Agreement would then need to be approved in a regular session.
3. Motion to approve the Intergovernmental Agreement with Linn County as presented – This would allow City and County Staff and FAC to move forward with the development of the proposed facilities.
4. Motion to approve the Intergovernmental Agreement with Linn County with changes – The Council may approve the agreement with identified changes. This does not guarantee that Linn County would agree to the changes.

5. Direct staff to investigate other options – Direct staff to research other ways to comply with State Law and address the problem of homelessness in our community.

Recommendation:

Staff recommends any option that moves this project forward (option 2, 3 or 4).