



**MINUTES**

Monday, January 25, 2021  
Work Session  
Remote

Approved: March 24, 2021

CALL TO ORDER

Mayor Alex Johnson II called the meeting to order at 4:00 p.m.

ROLL CALL

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen, Matilda Novak, Ray Kopczynski, Bessie Johnson, and Marilyn Smith

Councilors absent: Ward 2a position is vacant

BUSINESS FROM THE PUBLIC

**4:00 p.m.**

Kevin Manske submitted a letter\* asking for a delay to the Parks SDC methodology revisions.

Deborah Flagan from Hayden Homes submitted written testimony\* with concerns about the proposed Parks SDC methodology revisions.

Two letters were submitted in support of candidates for the vacant Ward 2a position: Steve Reynolds supported Sharon Konopa,\* and Madeline MacGregor supported Amanda Dant.\*

Nancy Greenman submitted written testimony about the Human Relations Commission.\*

BURKHART RESERVOIR PROPERTY DISPOSAL

**4:02 p.m.**

Public Works Operations Director Chris Bailey spoke about the history of the site and introduced Matthew Wadlington from Civil West Engineering, who shared a PowerPoint\* of his company's vision for the property.

Responding to Councilor Ray Kopczynski, City Attorney Sean Kidd said that the city would not be liable for the property once the title is transferred to a new owner. Kopczynski said there should be language in any ownership transfer indemnifying the city.

The council expressed openness to selling the property for less than the value listed by the Linn County assessor. Bailey said that she would bring the item back to the council at a future regular session meeting.

Councilor Dick Olsen joined the meeting at 4:12 p.m.

PARKS MASTER PLAN UPDATE AND REVISED PARKS SDC METHODOLOGY

**4:20 p.m.**

Parks & Recreation Director Kim Lyddane gave an overview of the master plan and methodology updates.

Lyddane introduced Cindy Mendoza from MIG, who shared a PowerPoint\* and spoke about the Parks Master Plan updates, and John Ghilarducci from FCS Group, who spoke about the SDC methodology updates.

Councilor Bessie Johnson supported adopting the Parks Master Plan, and opposed changing the Parks SDC methodology at the current time.

Councilor Matilda Novak also supported adopting the Parks Mater Plan and opposed SDC changes at the current time.

City Manager Peter Troedsson clarified that the council is not currently being asked to approve an SDC amount, but rather a methodology to create SDCs.

Olsen said that the total project cost in the Parks Master Plan was high. Ghilarducci said that, under the proposed modifications, all new single-family residences would be charged the same SDC.

Johnson II expressed concern that the SDC charge for a lower-priced house and an expensive house would be the same, saying that it would incentivize building expensive housing. Ghilarducci said that the city is required by statute to evaluate parks SDCs based on parks usage, and there is no data that correlates house cost with parks usage.

MOTION: Kopczynski moved to adopt the Parks Master Plan and SDC methodology as proposed. Councilor Marilyn Smith seconded the motion.

After clarification that the item would be returning at the January 17, 2021 regular council meeting, Kopczynski withdrew his motion.

#### PROCEDURAL CHANGES FOR ALBANY CITY COUNCIL MEETINGS

**5:18 p.m.**

Central Administrative Officer/PIO Holly Roten gave an overview of the proposed meeting procedural changes that will return at the January 17, 2021, regular meeting for approval.

Kopczynski asked staff to look into the timed lighting system that Corvallis uses for its public testimony.

Olsen opposed a three-minute cap on public testimony.

Johnson and Johnson II both asked that staff encourage written testimony so that the council has time to read submitted information before a meeting.

#### BUSINESS FROM THE COUNCIL

**5:29 p.m.**

Novak thanked staff and Julie Jackson from Republic Services for addressing concerns from constituents.

Olsen spoke about delaying CARA loan payments due to the pandemic.

Johnson II spoke briefly about the impact of Measure 110 on the city's taxes.

#### CITY MANAGER REPORT

**5:36 p.m.**

Troedsson reminded councilors that they will be conducting interviews for the vacant Ward 2a position at 4:00 p.m. on January 16, 2021.

#### ADJOURNMENT

There being no other business, the meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Reviewed by,

Gabriel Shepherd  
Recorder

Peter Troedsson  
City Manager

*\*Documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing [cityclerk@cityofalbany.net](mailto:cityclerk@cityofalbany.net).*