



## MINUTES

Wednesday, June 22, 2022  
Meeting  
Council Chambers, City Hall  
Hybrid Format

Approved: July 27, 2022

### Call to Order and Pledge of Allegiance

Mayor Alex Johnson II called the meeting to order at 6:00 p.m. The mayor led the pledge of allegiance.

### Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen, Matilda Novak, Stacey Bartholomew (virtual), Ray Kopczynski, Bessie Johnson, and Marilyn Smith

Councilors absent: None

Former Councilor Rich Kellum led the council and audience in singing Happy Birthday to Mayor Alex Johnson II.

### Proclamation

- a. Disability Pride Month  
Johnson II read the proclamation.
- b. Parks and Recreation Month  
Councilor Marilyn Smith read the proclamation.

### Special Presentation

Albany Fire Department Annual Awards

Fire Chief Shane Wooton presented the following awards:

Medic of the Year - Firefighter Frank Clifton

Apparatus Operator of the Year - Apparatus Operator Keith Gillespie

Officer of the Year - Lieutenant Alex Chang

Humanitarian of the Year - Firefighter Chris McNeese

Firefighter of the Year - Firefighter Jessica Jackovich

Chief's Award - Commander David Solomon of American Legion Post 10, Lieutenant Joe Brier, Retired Chief Darrell Tedisch, Deputy Fire Marshal Sandy Roberts

### Public Hearings

- a. Sale of Surplus Property, 401 Main Street (continued from May 25, 2022) **6:15 p.m.**  
Public Works Director Chris Bailey said three offers have been received. The council is not required to take the first offer, the highest offer, or any of the three.

Bailey said Scott Lepman offered \$52,500 and proposes to build retail and townhouses. Josh Mitchell offered \$25,000 and proposes a single-level commercial structure. Yohn Baldwin offered \$50,000 and proposes to use the property with renovations of his building at 501 Main Street. All of the proposed uses are allowed but it's difficult to evaluate them without applications.

Councilor Bessie Johnson said she's intrigued by Lepman's plan and hopes it might be affordable housing. She feels the City shouldn't give property away, and Lepman's proposal would be a good use of the property.

Baldwin said he plans to renovate his large building next to the property. He said he's had the property surveyed and code and traffic studies done. His plan will increase property tax value and improve the safety of the intersection by combining exits into one.

Tom Cordier, of Albany, said if Lepman intends to apply for CARA funding for his proposal, that should be disclosed to the council ahead of time.

CLOSE: Johnson II closed the public hearing at 6:32 p.m.

Councilor Dick Olsen asked if the City has ever auctioned off property, and whether it would be legal to do so. City Attorney Sean Kidd said he doesn't know if we ever have. This public hearing is very close to an auction.

Johnson said CARA funding is basically closed. This hearing is about the sale of the property. The council can't ask the proposers to state whether they will want additional development funding.

Councilor Matilda Novak said Baldwin makes a good case. She appreciates that he has made an effort to appear before the council twice. She favors his proposal.

Councilor Ray Kopczynski said he's intrigued by Lepman's proposal. He asked if three houses and retail space would make the property more valuable from a tax standpoint. Johnson said yes.

Smith said Baldwin's presentation is well thought out and makes sense. It's hard to imagine how the other proposed uses would fit on the property. Baldwin's proposal has the most planning behind it and can be done quickly. She is strongly in favor of his proposal.

Councilor Stacey Bartholomew said Baldwin has presented the best case. She would like to see more affordable housing, but this doesn't seem like the best place for it.

MOTION: Smith moved to sell the property to Yohn Baldwin. Novak seconded the motion. Kopczynski said he will vote against the motion, because Lepman hasn't had the chance to show that he can do what he proposes to do, and because Baldwin's offer isn't the highest. Johnson agreed.

VOTE: The motion passed 4-2, with Kopczynski and Johnson voting no.

b. Community Development Block Grant 2022 Action Plan

RES NO. 7119

Bartholomew recused herself.

OPEN: Johnson II opened the public hearing at 6:42 p.m.

Planner II Beth Freeland said the council usually approves by resolution the adoption of the Action Plan. She presented PowerPoint slides.\* A public hearing is one requirement for approval of the Action Plan. Freeland summarized the plan allocations and the Community Development Commission's recommendations. She described the citizen participation activities in support of the Action Plan.

Novak said she can't see hard information in the report. Who is being helped? How many? How are the organizations using the money? She said she would like to see the applications for funding. Freeland said the projected outcomes of the funding proposals are in a table on page 37 of the packet.

Planner III Anne Catlin said HUD requires a specific format for reports. The CDC was formed to evaluate community needs and applications for funding and propose the plan to the council. Tonight's question is whether the council agrees with their proposal.

Smith said the applications for funding include data about how many people have been helped, who received the money, and so on.

Johnson said she agrees with Novak. Who makes the decisions on who gets helped? Catlin said the CDC makes those decisions. Johnson said there is only \$100,000. How can \$100,000 do anything to promote affordable housing and ease homelessness? Catlin said the groups who receive funding send reports to us showing how they use the money.

Johnson II said the CDC is made up of professionals in the fields of mortgages, housing, grant-writing, and so on. They scour the applications. It isn't the council's job to get into those weeds.

Smith said this is a good example of an advisory board chosen for expertise to advise the council. This commission works hard, and it's focused. We should be grateful to them for doing hard work that we don't have time for.

Catlin said next year staff will provide a different kind of summary. Staff would also welcome a strategic planning session with the council next year for the new Action plan.

CLOSE: Johnson II closed the public hearing at 7:01 p.m.

MOTION: Johnson moved to adopt the resolution adopting the Action Plan. Kopczynski seconded the motion, and it passed 5-0, with Bartholomew recused. The resolution was designated Resolution No. 7119.

- c. Planning Division Fee Adjustments – Matthew Ruetters  
OPEN: Johnson II opened the public hearing at 7:01 p.m.

Community Development Director Matthew Ruetters said this is the annual rate adjustment based on the CPIW. This year it's an 8% increase. Staff recommends the same increase for planning fees.

Johnson asked what the increase was last year. Ruetters said it was 2.3%. Johnson asked if we have to go to 8%. It's a big increase.

Smith said she compared the current fees to the proposed fees. The biggest fees will increase by up to \$200, but most of the fees are much smaller than that. The fees cover the cost of doing business. She doesn't like 8% either, but there's a good business case to continue the way we've been doing for years.

Ruetters said planning fees are highly subsidized by the general fund. They aren't anywhere near a true cost recovery.

Novak said all the fees can add up. She doesn't like to raise fees of any kind for any reason.

Johnson II said City staff give away a lot of time, but the cost of doing business is going up.

Kellum spoke from the audience. He said inflation has gone up 11 percent and planning fees are going up 8 percent. That isn't unreasonable.

CLOSE: Johnson II closed the public hearing at 7:14 p.m.

MOTION: Johnson moved to adopt the resolution. Kopczynski seconded the motion, and it passed 6-0, and was designated Resolution No. 7120.

Staff Report

**7:15 p.m.**

*This item was moved up the agenda to accommodate the consultant's schedule.*

Strategic Plan Update

Consultant Sara Singer Wilson showed PowerPoint slides.\* She gave a history of the process so far and described the engagement activities undertaken. She outlined the next steps in the strategic planning process. She hopes to present a draft strategic plan to the council in July.

Business from the Public

**7:25 p.m.**

Mike Verdun of Albany presented a debit card plan. He asked to be directed to the City staff who can evaluate the plan. City Manager Peter Troedsson said he will be the point of contact for Verdun.

Oscar and Tamalynne Hult gave an update on the elevator for the SE Young building. They handed out information.\* Johnson II asked them to bring the issue to the next Albany Revitalization Area meeting.

Ray Hilts of the Lions' Club invited the councilors to volunteer at the annual Lions' breakfast at Timber Linn Park July 1 through 4.

Lise Grato of the Albany Downtown Association invited everyone to join the downtown cleanup on Saturday, June 25.

Cordier said it's not a wise use of money to slurry seal streets in his neighborhood. They aren't in bad enough condition to need it.

Second Reading of Ordinance

**7:45 p.m.**

Justin Gross Annexation Request (AN-01-22 and ZC-01-22) Proclamation of Annexation  
The ordinance received its first reading at the June 8, 2022, council meeting.

Kidd read the ordinance a second time in title only: AN ORDINANCE PROCLAIMING ANNEXATION OF A PROPERTY IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-29 AS TAX LOT 501; AND AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY ZONING MAP BY AMENDING THE ALBANY ZONING MAP AND ADOPTING FINDINGS OF FACT AND CONCLUSIONS.

MOTION: Johnson moved to adopt the ordinance. Kopczynski seconded the motion, which passed 6-0 and was designated Ordinance No. 5979.

First Reading of Ordinance

Justin Gross Annexation Request (AN-01-22 and ZC-01-22) Removal from Rural Fire Protection District

Kidd read the ordinance for the first time in title only: AN ORDINANCE WITHDRAWING TERRITORY IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-29 AS TAX LOT 501 FROM THE ALBANY RURAL FIRE PROTECTION DISTRICT.

MOTION: Johnson moved to have the ordinance read a second time in title only. Kopczynski seconded the motion and it passed 6-0.

Kidd read the ordinance for the second time in title only: AN ORDINANCE WITHDRAWING TERRITORY IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-29 AS TAX LOT 501 FROM THE ALBANY RURAL FIRE PROTECTION DISTRICT.

MOTION: Johnson moved to adopt the ordinance. Smith seconded the motion, which passed 6-0 and was designated Ordinance No. 5980.

Adoption of Consent Agenda

**7:47 p.m.**

- a. Appointment
  - 1) Appointing David Smith to the Library Board
- b. Adoption of resolutions
  - 1) Parking Restriction Modification on 24th Avenue RES NO. 7121
  - 2) Albany Arts Commission Application for Arts Build Communities (ABC) Grant RES NO. 7122
  - 3) Apply for and Accept Anticipated OSFM Wildfire Season Staffing Grant RES NO. 7123

Olsen asked to pull Item b.2) for discussion. Kopczynski asked to pull Item a.1) for discussion.

Parks & Recreation Director Kim Lyddane said the ABC grant application is non-traditional. The City doesn't have a budget for public art. The Albany Arts Commission found a grant the City can apply for as a municipality.

Joann Zimmer, vice-chair of the Arts Commission, described the grant process and the proposed project.

Novak asked if the grant amount would cover installation of the proposed mural. Zimmer said that hasn't been discussed yet. Lyddane said the goal is for the grant to cover the whole project.

Kopczynski said he wanted to be sure that a letter of thanks would be sent to the previous Library Board member. Johnson II said that is always done.

MOTION: Kopczynski moved to adopt the consent agenda as presented. Smith seconded the motion, and it passed 6-0.

Staff Report

- a. Strategic Plan Update – Sara Singer Wilson  
*This item was moved up the agenda to accommodate the consultant's schedule.*
- b. Engineering Construction Supervisor Position **8:00 p.m.**  
City Engineer Staci Belcastro said the work group consists of four engineering techs and a lead. The lead position is not able to provide direct supervision. The proposed change will allow the group to be more functional and more flexible.

Novak asked, if the lead is not able to provide direct supervision or conduct performance reviews, have these things not been happening? Belcastro said the group has worked under her supervision. This would remove a layer of supervision. Novak said every time we exchange this person for that person or raise hours or rates, we potentially have to raise fees so we can continue to pay for staff.

Smith said the people in engineering and planning are experts at what they do. The things they do that cost money are things that keep the community safe.

MOTION: Smith moved to reclassify the position as requested. Kopczynski seconded the motion, and it passed 6-0.

Recess

The council recessed at 8:08 p.m. for a break.

Reconvene

The council reconvened at 8:13 p.m.

- c. Senate Bill 5561 Allocation Discussion 8:13 p.m.  
Bartholomew recused herself.

Catlin said today's report is an update on the proposed process for distributing funds received from the state. She showed slides.\* The CDC requested applications for funds. They received eight applications for funds totaling \$3.5 million. They are asking for council direction on priority needs and on the process for evaluating the applications.

Kopczynski asked if the CDC will be able to test for duplication of services. Catlin said most applicants provide units or beds, not services.

Johnson asked about the affordable apartment applicant. She asked if any of the money could be spent to help people with mental illness to get into a place to live. Catlin said yes, and there's a big need for supportive housing.

Novak asked about the street vacation at Helping Hands. Catlin explained that Helping Hands has asked the City to vacate the street next to the shelter for parking for their residents. Novak asked how many beds they have currently. Catlin said they have about 104 and are hoping to add 30 more for people who aren't willing to take a drug test.

Smith said she wants to see the million dollars make as big an impact as possible. If the whole million were matched with private funds, we could impact a variety of housing types.

Kopczynski said he likes a strategy of three grants: one initially at \$500,000 to leverage \$500,000 in matching private funds, then one at \$300,000 and one at \$200,000. An initial large grant could get better overall results. Catlin agreed that strategy might get fewer applications but better projects.

Johnson II said he would like to see the applications. Catlin asked if the applicants should present to the council. Johnson said yes. Like Smith, she wants to get the best bang for the buck.

Kopczynski asked if some of the money could be used to offer HUD vouchers. Catlin said even with a voucher, there's a waiting list for eligibility, and then a six-month window to find a place to live. Many applicants can't find a place. She asked the councilors to send her their comments and suggestions to incorporate into the application process.

- d. Police equipment purchase **8:41 p.m.**  
Police Captain Brad Liles said the police department is asking for approval of exemption from competitive bidding for counter-narcotics equipment for the Linn Interagency Narcotics Enforcement (LINE) task force. The equipment would come from the Oregon/Idaho High Intensity Drug Trafficking Area (HIDTA), which would reimburse the City for the purchase. Albany has had seven overdose deaths so far this year, equaling the total of the last three years combined. The LINE task force is investigating five of the seven deaths. The proposed equipment would assist the task force with major drug trafficking cases.

Smith asked who funds the HIDTA? Liles said the federal government.

Kopczynski asked why Liles couldn't tell the council what the equipment is or does. Troedsson said that discussion should not take place in open session, because it could be a safety risk to police personnel.

MOTION: Johnson moved to approve the purchase. Novak seconded the motion, and it passed 6-0.

Business from the Council

**8:50 p.m.**

Johnson asked Kidd to find out if the City of Albany can do anything to prohibit psilocybin-related businesses in the city. Kidd said Albany could put an ordinance on the ballot in November as a referral.

Novak said a constituent sent her photos of car wrecks in his North Albany neighborhood. The constituent wants the council to do something to make people slow down. She also asked if the City could exempt people in neighborhoods that don't have storm drains from the storm drain fee.

Smith said one of this year's legislative bills includes moving some control over speed-setting to cities.

Business from the City Manager

**9:04 p.m.**

Johnson II presented Troedsson with a City cup and read a testimonial letter\* in honor of his five years as city manager.

Recess to Executive Session

The council recessed into executive session to discuss labor negotiations, under authority of ORS 192.660 (2)(d).

Reconvene

The council reconvened into regular session at 9:21 p.m.

MOTION: Johnson moved to ratify the fire union contract as negotiated by City staff. Kopczynski seconded the motion and it passed 6-0.

Next Meeting Dates

Monday, July 11, 2022; 4:00 p.m. work session

Wednesday, July 13, 2022; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse  
City Clerk

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).*