

ALBANY CITY COUNCIL AGENDA

Wednesday, February 11, 2026

6:00 p.m./ immediately following the adjournment of the HFA meeting

Council Chambers, City Hall
333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

Please help us get Albany’s work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance

2. Roll call

3. Adoption of consent agenda

- a. Approval of minutes [Pages 3-9]
 - 1) January 26, 2026 city council minutes
 - 2) January 28, 2026 city council minutes
- b. Appointments [Pages 10-24]
 - 1) Appointments to citizen advisory groups (CAGS)

MOTION: _____

4. Public hearing(s)

Persons wanting to provide testimony during public hearings at city council meetings may:

- 1- *Email written comments to the staff contact, listed below, including your name and subject of the public hearing, before **noon on the day of the meeting**.*
- 2- *To testify virtually during the public hearing, register by emailing the staff contact, listed below, before **noon on the day of the meeting**, with your name; phone number; and if you are speaking for, against, or neutral on the project/subject. The mayor will call upon those who have registered to speak.*
- 3- *Appear in person at the meeting and register to speak using the sign-up sheet on the table.*

- a. Resolution Approving Issuance of Senior Living Revenue Bonds for Mennonite Home of Albany (TEFRA Approval)– Jeanna Yeager [Pages 25-28] RES NO. _____
The staff contact for this public hearing is: jeanna.yeager@albanyoregon.gov

5. Public Comment

6. Informational Briefings/Staff Reports

albanyoregon.gov/council



a. Department Strategy Discussions – Executive Leadership Team [Pages 29-42]

7. Business from the Council

8. City Manager Reports

9. Next meeting dates

Monday, February 23, 2026; 4:00 p.m. work session

Wednesday, February 25, 2026; 6:00 p.m. meeting

10. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cityrecorder@albanyoregon.gov

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



MINUTES

Monday, January 26, 2026
Meeting
Council Chambers, City Hall
Approved: DRAFT

Call to Order

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

Roll Call

Councilors present: Mayor Alex Johnson, Carolyn McLeod, Marilyn Smith, Michael Thomson, Steph Newton, and Chris Van Drimmelen (remote)

Councilors absent: Ramycia McGhee (excused)

Public Comment

4:01 p.m.

Mark Stewart came to provide public comment about current events but said he did not feel this could be accomplished in three minutes. Mayor Johnson II said Stewart could provide written public comment to council to be reviewed before a council meeting. Stewart said he will submit written public comment online.

Community Survey Results Presentation

4:05 p.m.

Communications Manager Matt Harrington gave an overview of Polco and The National Community Survey results and introduced Grace Arneson from Polco.

Arneson said this was Albany’s third time conducting the survey and there was a 13% response rate. She shared a PowerPoint presentation* and reviewed the results of the survey.

Proposed Amendments to the Albany Municipal Code (AMC) 2.27 – Community Development Commission

4:31 p.m.

Comprehensive Planning Manager Anne Catlin and Development Programs Analyst Kaitlin Martin presented. Martin said in December 2025 staff presented the proposed amendments to the CDC. She said the changes included reducing the number of members on the commission, less restrictive composition, term limits, and conflict of interest. She said council expressed interest in making appointment recommendations to the CDC instead of the mayor making all the recommendations.

The council discussed various options and it was general consensus to bring this back to the February 25th council meeting for possible action.

Formally Documenting Extended Enterprise Zone Abatement Valliscor, LLC

4:41 p.m.

Economic Development Manager Sophie Adams presented. Adams pointed out typos in the packet that were corrected and redistributed via email and copies placed on the dais. She said the purpose of this item is to support business recruitment through the use of a tool called the enterprise zone program. Adams said the program is authorized through state statute to offer 5-years of local property tax exemption for new investments and they have to pay employees at least 150% of the Linn County median wage to get an extra two years.

The council discussed and it was general consensus to bring this to the January 28th council meeting for possible action.

Business from the Council

4:49 p.m.

McLeod asked for an update on the request for a report on cleanup activities at Takena Landing. Troedsson gave an overview of cleanup efforts and how the shortage of employees can impact this. McLeod said she would like to know when the next cleanup is and how to publicize it for other community members to help.

McLeod thanked Mayor Johnson II for hosting a town hall with Senator Merkley and Representative Janelle Bynum.

McLeod said as a City Council their needs to be a real conversation about supporting immigrant neighbors in Albany. She shared a resolution that was drafted by local leader Nancy Greenman

regarding Immigration and Customs Enforcement (ICE) and their activity within the city. She said the city staff have been asked to review the resolution, make revisions, and bring it back to council for consideration. McLeod requested this is acted on quickly as she considers it an emergency.

City Manager Report

4:57 p.m.

Troedsson reminded council there is an ARA meeting on Wednesday immediately following the council meeting.

Recess to executive session to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation likely to be filed in accordance with ORS 192.660 (2)(h) and in accordance with ORS 192.660 (2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

4:59 p.m.

Reconvene and Potential action from Executive Session

5:44 p.m.

No action was taken.

Next meeting dates

Wednesday, January 28, 2026; 6:00 p.m. meeting
Monday, February 9, 2026; 4:00 p.m. work session
Wednesday, February 11, 2026; 06:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 5:44 p.m.

Respectfully submitted,

Reviewed by,

Erik Glover
City 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 cityrecorder@albanyoregon.org.*



MINUTES

Wednesday, January 28, 2026

Meeting

Council Chambers, City Hall

Approved: Draft

Call to Order and Pledge of Allegiance

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

Roll Call

Councilors present: Mayor Johnson, and Councilors Carolyn McLeod, Marilyn Smith, Ramycia McGhee, Chris Van Drimmelen, Steph Newton, Michael Thomson

Councilors absent:

3. Adoption of consent agenda

6:02 p.m.

- a. Appointments [Pages 3-15]
 - 1) Appointments to Citizen Advisory Groups bulk
 - 2) Appoint Representatives to Outside Agencies-EDAC
- b. Approval of minutes [Pages 16-20]
 - 1) January 12, 2026 city council meeting minutes
 - 2) January 14, 2026 city council meeting minutes
- c. Recommendation(s) to OLCC [Page 21]
 - 1) Approve retail on-premises sales and consumption license for Bodhi Juice IV LLC, DBA Bodhi Café located at 210 1st Ave SW.
- d. Adoption of resolution(s)
 - 1) Appointing Municipal Court Judges Pro Tem **RES NO. 7478**
- e. Approval of agreement(s)
 - 1) *Revised* - Formally Documenting and Approving Extended Enterprise Zone Abatement Valliscor, LLC. (Item was withdrawn from consent agenda by McLeod, it was heard as 7g.)

MOTION was made by Smith and seconded by McGhee to move to adopt the remainder of the consent agenda. The motion passed 6-0.

4. Presentations and Ceremonies

a. State of Municipal Court Presentation
 Municipal Judge Jessica Meyer and Senior Court Clerk/Deputy Court Administrator Julisa Pineda presented.
 Meyer provided a state of the court presentation. She said that she is especially proud of Mental Health court. This program is voluntary, and is reserved for those who may benefit from mental health services. The underlying charge is set aside while the individual works through the program, and the goal is to dismiss the charges if the program is completed successfully.

She said that new traffic cameras have seen increased violations, and increased revenue. In 2024, 4,069 violations were filed and in 2025 10,063 were filed. The hope is the number plateaus and starts to decrease. In 2024 court revenues were over \$1 million, and in 2025 was around \$1.57 million, or an increase of approximately \$347k revenue to the city. Criminal filings declined by 118.

Meyer said that court staff implemented a traffic diversion program in October 2025, eliminating the age cap that they understood was coming via council ordinance. She said the diversion program was an adjustment for staff, but has been working well.

Newton made comments about the Verra Mobility traffic camera contract.

McLeod said that she received a redlight ticket herself. She elected to go through the entire court process so she can see what residents go through.



5. Public hearing(s) 6:29 p.m.

Persons wanting to provide testimony during public hearings at city council meetings may:

- 1- Email written comments to the staff contact, listed below, including your name and subject of the public hearing, before **noon on the day of the meeting**.*
- 2- To testify virtually during the public hearing, register by emailing the staff contact, listed below, before **noon on the day of the meeting**, with your name; phone number; and if you are speaking for, against, or neutral on the project/subject. The mayor will call upon those who have registered to speak.*
- 3- Appear in person at the meeting and register to speak using the sign-up sheet on the table.*

a. Reestablishment of the Hospital Facility Authority of the City of Albany, Oregon

Johnson opened the public hearing at **6:29 p.m.**

Finance Director Jeanna Yeager presented. She introduced Greg Blonde, partner with Orrick Public Finance. She said that HFA was a previous board at the city. In 2021, the City Council voted to disband the board because the bonds were paid off, and there was an administrative burden with maintaining the HFA. It was also decided the HFA could be established later if necessary.

Smith asked what the financial and admin responsibilities for the city would be if the board was reestablished. Yeager said that there is no financial responsibility as those are passed along to Mennonite Village. She said the council would act as the board, administrative time should be small, with her serving as the admin.

No public comments were heard.

No additional council questions were heard.

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

MOTION: VanDrimmelen moved to adopt the resolution as written. Smith seconded the motion, which passed 6-0 and was designated RES7479.

6. Public Comment 6:34 p.m.

Katie Pleis-Provided comments and written* comments to council.

Pleis spoke about federal immigration activities in Albany, and actions other cities around the United States have taken on the subject. She said that she knows that the City does not receive advance notice of immigration activities, but is concerned about the lack of communication after the fact. She also said she is a member of the HRC (Human Relations Commission citizen advisory group of the City of Albany). The group had been planning a topic tea session, and the city failed to provide marketing resources for advertising the event. The Topic Tea was cancelled because of a lack of traction. She said that she was asking the city to uphold its commitment to volunteers.

Christopher Arnold- said that he supports the immigration resolution being considered tonight. He said that it is important people are treated humanely. It also allows the city to extend reach without overburdening resources.

Christine Ferguson- said that she was in charge of the Albany Veteran's Day Parade. The parade this year had 169 units, without military and the parade was 2 hours and 47 minutes long. Ferguson said that this year is the 250th birthday of the United States and the 75th anniversary of the parade and the group wanted to do something special.

Mark Stewart- said that he is thankful and dismayed. He was happy that in Monday's work session Councilor McLeod made mention of the outright murder of Alex Pretti in broad daylight on video. He is dismayed that the discussion came after everything else on the agenda. He said that he wonders if it isn't a possibility that members of the council and even the public are not entirely aware of where they stand as Americans in the eyes of the federal government.

Nick Price- provided comments about federal immigration enforcement. He said he is happy to know he is one of several people to talk about this issue. He said that it should be the only thing that is discussed right now. Price said that it is important for local governments to know what they

are going to do in case of a federal government invasion. He said it is clear DHS and ICE are rogue agencies, and people need to know that local police area here to protect protestors from getting shot, or are they going to stand by warrantless raids. Price said that he thinks right now elected officials need to decide what they are going to do while the citizenry is still peaceful.

Raquel Moore- said that she was an adult child of immigrants. She said that if she had an ask she would ask the federal government to stop hunting us, or killing us. She said it was too large of an ask for the room though. She said that she is honored to reside in this country, and asks that the city not engage in dehumanizing language. An undocumented immigrant is not more a criminal illegal alien, than a jaywalker. These are examples of people completing tasks that complete their daily needs. She said another is migration to ensure family needs are met. Making this illegal is a manmade crisis. She said that when choosing language she encourages the use of first person language. Moore said that people crossing a border does not equal an invasion. The topic doesn't need to be inflammatory, and language that reminds us of the humanity needs to be used.

Thor Halchishick- Said that he spoke previously about an Eagle Scout project to install 3 bike stations in Albany parks. He said that he fundraised and installed all the bike repair stations and wanted to let the council know.

Cristian Herrera- said that he lives in and goes to school in Albany. He said that he is here to advocate for the Hispanic community. Two weeks ago his family was impacted when his mother was detained by ICE. Herrera said that trouble concentrating in school is a thing, it impacts academic importance. He said that it is important to strive for solutions to protect immigrant families in Albany and allow students to flourish. He said that as an older brother he wanted to be an example to his little sister in a country that persecutes us.

Ray Hiltz- said that he interviewed 20 people. Many years ago he was pushing for a gas tax in Albany. The state was recently pursuing a gas tax, and over 200,000 voters said no via referendum. His survey found that two did not drive, three didn't know anything about a gas tax, two were undecided, three said yes to a gas tax, and nine said no to a gas tax. He said that his survey appears to look similar to what 200,000 voters said and encouraged the council to look seriously at a utility fee for street repair because the streets need to be repaired.

Rich Carter- Valliscor-Said that he is here to speak about his company's request for enterprise zone benefit. Carter said he is one of two owners, it is small business not corporation. Carter said that his wife does payroll and thinks there are some misperceptions about the business. It is an innovative manufacturing business that builds stuff for healthcare, and semiconductors. He said they are the only company outside of Asia that makes a chemical etchant. He expects to employ 50 more people in Albany, in addition to the 20 current employees. He said the reason Valliscor picked Albany is because this city knows how to do manufacturing. The jobs will benefit the city and the region.

7. Action Items(s)

a. **Resolutions-** Consideration of a Resolution Responding to Current Federal Immigration Actions
7:01 p.m.
Mayor Johnson said that this item would be moved from supplemental agenda item 7F, to 7A.

McLeod said that she proposed the resolution, it was written by Nancy Greenman.

The Council shared their thoughts on the resolution.

MOTION: Van Drimmelen moved to adopt the resolution. Newton seconded the resolution which passed 6-0 and was designated as RES7480.

b. **Resolutions-** Contract award to purchase auto extrication equipment **7:13pm**
Fire Chief Chris LaBelle presented. He said that the Fire Department would be transitioning to battery powered vehicle extrication tools. The current tools are hydraulic powered, and some of the tools are twenty five years old.

Johnson asked what will happen with the current inventory of tools. LaBelle said the Fire Department is receiving \$22,000 in trade credit, with the vendor of the battery tools.

MOTION: McLeod moved to adopt the resolution. VanDrimmelen seconded the motion which passed 6-0 and was designated RES7481.

c. Resolutions- Special procurement with ESO Solutions, Inc for electronic fire and EMS reporting, inventory and iOS software **7:15 p.m.**
Fire Chief Chris LaBelle presented. He said that the item would update the current contract with ESO Solutions. The system is used for medical charting and fire reports. A new module for controlled medication tracking was also being purchased.

MOTION: Newton moved to adopt the resolution. Smith seconded the motion which passed 6-0 and was designated RES7482.

d. Resolutions- Accept and Appropriate the Fiscal Year 2025-26 State Hazardous Materials Emergency Preparedness Grant on Behalf of the Mid-Valley Local Emergency Planning Committee **7:16 p.m.**
Emergency Manager Chuck Perino presented. He said that the city has been applying for the grant program for ten years. It has been used for training and exercises.

MOTION: Smith moved to adopt the resolution, VanDrimmelen seconded the motion which passed 6-0 and was designated RES7843.

e. Adopt by motion- Municipal Judge Employment Contract **7:18 p.m.**
Finance Director Jeanna Yeager presented. She said that the item normally comes to council once each year. This year staff put in an autorenewal clause, for a one-year period to reduce administrative burden. Yeager said there were no material changes to the contract, and the cost of living adjustment was the same as what non-bargaining staff at the city received. She said that the City Council or Judge Meyer, could end the contract at any time based upon 30 day notice.

Smith said that she was impressed with Judge Meyer and the State of the Court presentation. It was one of the best reports in quite some time.

MOTION: Smith moved to approve/adopt the employment contract for Municipal Court Judge Jessica Meyer. McLeod seconded the motion which passed 6-0.

f. Adopt by motion- Deerfield Park Reconstruction change order-ADA compliance requirement **7:20p.m.**
Park and Recreation Director Kim Lyddane presented. She said that the project will be complete soon, but additional ADA work was needed which would raise the cost above the 10% contingency.

McLeod asked if a bike repair station could be installed at Deerfield Park. Lyddane said that staff is considering that.

Johnson asked if the If I were Mayor Contest winner could come to the Deerfield dedication/celebration. Lyddane said that that staff would love to have her in attendance.

MOTION: Van Drimmelen moved to approve the change order as written. McGhee seconded the motion which passed 6-0.

g. Resolutions-Formally Documenting and Approving Extended Enterprise Zone Abatement Valliscor, LLC.

Economic Development Manager Sophie Adams presented. She said that in 2022 an impact study was done by the State of Oregon which evaluated enterprise zones. The study found that the job and payroll numbers far exceed the amount of foregone property tax revenue. For every \$1 dollar in property tax revenue, companies generated \$29 dollars in increased economic impact. She said that after 3-5 years, the property goes on property tax rolls. The Council discussed the proposal and asked questions.

Rich Carter co-owner of Valliscor spoke. He said that his intent with the company and project is to provide a living wage job to every employee. He said the business originally started in the healthcare sector in 2015. The company has paid 100% of employee health insurance since that

time, and matches 6% to an Individual Retirement Account. Carter also said that the company has never had a layoff in 13 years of operations.

MOTION: Van Drimmelen moved to adopt the resolution, Smith seconded the motion which passed 6-0 and was designated as RES7484.

8. Business from the Council

McLeod made comments about her recent jury duty for a criminal trial, and her thoughts about juror compensation in Oregon.

Newton said that she is grateful to the people who showed up tonight.

Smith said that she was dreading the meeting, after how painful the last few weeks have been. She said that there is nothing wrong with immigration, but there are legal processes to follow and hopes people can do that to be a legal resident here. She said that she is pleased with the resolution and thinks it will be easy to make good on that, by putting information on the website and improving communications the city has.

McGhee said that she had an email from a resident in Henshaw Farms who wanted to have musical performances around the city. Lyddane said that she would pass long their contact information to concert planning staff in Parks and Recreation.

Johnson said that he was with Thor Halchishick when the bike repair station was installed in Grand Prairie Park.

9. City Manager Reports

Troedsson shared that the Albany Revitalization Agency would be meeting immediately after the Council Meeting. He also said that he would be on vacation until Sunday, Deputy City Manager Kayla Barber would be Acting City Manager.

10. Next meeting dates

Monday, February 9, 2026; 4:00 p.m. work session
Wednesday, February 11, 2026; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Reviewed by,


Erik Glover
City 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 cityrecorder@albanyoregon.org.*



TO: Albany City Council

VIA: Peter Troedsson, City Manager 

FROM: Makenna Kackley, Deputy City Recorder/Executive Administrative Assistant

DATE: February 5, 2026, for the February 11, 2026, City Council Meeting

SUBJECT: Appointment to Citizen Advisory Groups

Purpose:

To appoint representatives to new terms on Citizen Advisory Groups.

Background/Discussion:

Mayor and councilors are tasked with ensuring the Citizen Advisory Groups are filled in order for them to fulfill their respective missions.

Council ratification of the following appointment to the Citizen Advisory Group:

Arts Commission:

- Maddie MacGregor, Ward 1 (Councilor Van Newton’s reappointment to a new three-year term)

Landmarks Commission:

- Vance McDermott, Ward 1 (listed as Vance Lump in attached application) (Councilor Thomson’s appointment to a new three-year term)

Public Safety Commission:

- Joanna Robinson, Ward 3 (Councilor Thomson’s appointment to a new three-year term)

Transportation Advisory Commission

- Nolan Streitberger, Ward 1 (Councilor Newton’s reappointment to a new three-year term)

Strategic Plan Impact:

An Effective Government

Budget/Staff Impact:

None.

Staff Recommendation:

Ratify the Councilmember recommended appointments.

Alternatives:

1. Do not ratify the appointments.

Attachments:

1. Attachment 1-4



Citizen Advisory Group Application

Applying To **Arts Commission**

Received **October 13, 2025**

Name **Madeline (Maddie) MacGregor**

In City Limits? **Yes (Ward 1)**

Are you currently employed? **Retired**

List current or most recent occupation, business, trade, profession, or area of study:

Professional artist, marketing and communications careers, and current member of the Albany Arts Commission

Please summarize what qualifications and experience you have that would apply to this position:

I have been a member of the City of Albany Arts Commission for three years with a term expiring this December. I have been an active voice on the commission and served my community to empower the creative force in all. I would be honored to continue for as long as possible.

Working alongside other representatives of a volunteer advisory board can be tricky—we don't always agree but we set aside personal feelings and respect and value one another's contributions. We all strive towards the same desire to support our local artists, foster the arts within our youth population, and make art accessible for all.

From holding our receptions and fundraisers to voting on potential public art projects, I am proud to say that I am a member of such an active and interested group.

I believe the best is yet to come in elevating the arts in our community. The next three years will launch what we hope to be part of our permanent installations that all will enjoy, whether a resident or a visitor. In all our endeavors, we hope to place Albany on the arts map.

The City Hall gallery is a true community gallery—not exclusive, but inclusive! I am proud of the shows we've sponsored and the recognition that artists of all ages receive with their shows. I truly look forward to seeing who we will share with our community next.

I am committed to raising visibility for our marginalized citizens. The arts should never be an exclusive club that denies the privilege of sharing one's creativity and talents with the world. We need to amplify these voices—the songs, poetry, photography, sculpture, glasswork, theater, film, dance, chorale, drawings, collage, painting, (and many other forms); and within these mediums, support the true essence of the person creating within them.

Art and expression of the inner self is who we really are. It matters. It helps govern us with respect and compassion.

Please list any art organizations to which you belong or community art activities in which you have participated. If you do not have an arts background, list community/civic activities in which you are or have been active:

I am a board member of the Albany Visitors Association. My work with the Albany Arts Commission helps me to form ideas and directions for the AVA to highlight in their marketing work and events for tourism.

I am also a board member of the Albany Charitable Foundation; raising awareness and funding to support accessibility and methods to improve and maintain historic buildings and structures to be welcoming to all.

I am a member of The Corvallis Arts Center and participate in annual shows as well as have work available for sale in the gallery gift shop.

In my work with the Arts Commission, I have volunteered three years for our Albany Pride event raising awareness of the opportunity for artists to exhibit at city hall as well as raise funds to support our ongoing work. This year, I offered five minute on-the-spot portraits to raise funds. A successful venture I hope to repeat!

I have participated in the Gallery Calapooia community shows, donated my work to raise funds for Furniture Share, The Albany Historic Carousel, SafeHaven, and donated portions of my sales to local food banks and animal rescue organizations. I have donated my artwork to raise funds for the Albany Arts Commission. I recently donated two paintings to raise funds for the Corvallis Arts Center. Since we live in North Albany and are part of Benton County, I like to support both Linn and Benton Counties with their community art efforts. This is part of my commitment to helping my community stay healthy and livable.

I have been an active artist for over 45 years. I maintain a website at MadelineMacGregorArt.com and also use both Instagram and Facebook to promote the arts, not just my own work, but the work of other local creatives.

I have exhibited and sold my work at the OSU Giustina Gallery, the Willamette Valley artisans show, the Salem Etsy Sellers Show, the Howland Open Community Show, as well as Wine and Art in the Garden show, and numerous art events and venues in Washington State.

A full list of my artist CVA is available on my website at MadelineMacGregorArt.com

How many Arts Commission meetings have you attended/viewed?

7 or more

Why do you feel that local art is important?

Creativity and the inner push or desire to express oneself through the spectrum of arts is part of our mental and emotional health.

In supporting all artists at any age or any level, we are welcoming every single member of our community and validating their contributions.

When we help fund public art projects and events, we are opening up an authentic space to those who do not identify as artisans but who appreciate being able to participate and to share or appreciate.

Children especially, soak up art like little sponges—it invites their brains to engage and to stimulate different neurons.

The arts can foster careers and ideas that help form a healthy functional world.

Art elevates endorphins, softens stress, and provokes us to question what we think we know. And that allows us to be more open and honest with one another.

All of these points are parts of a healthy community.

What is your understanding of the role of an Arts Commission member and how do you hope to impact the local arts community through being on commission?

As a commission, we are tasked with identifying potential public art opportunities as well as developing funding (and identifying funds) that help expand our public art spaces and participation in events where we disseminate information about the role of our work.

Commission members also volunteer to be at events that raise awareness of current opportunities such as exhibitions at City Hall, and to help identify other ways to help engage our citizens with creative expression.

We are tasked with making recommendations to our Albany City Council about investing and supporting the city's efforts to improve and expand upon our community art projects.

Have you reviewed the meeting schedule for the commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify:

I currently serve on the arts commission.





Citizen Advisory Group Application

Applying To **Landmarks Commission**

Received **January 21, 2026**

Name **Vance Lump**

In City Limits? **Yes (Ward 1)**

Are you currently employed? **Self-employed (Tried & True Historic Windows)**

List current or most recent occupation, business, trade, profession, or area of study:

Owner/craftsperson at Tried & True Historic Windows

Please summarize what qualifications and experience you have that would apply to this position including education, professional experience, and any relevant licenses or certificates:

I have been a licensed contractor specializing in historic windows since 2022. I only work with windows in historic buildings. I have extensively repaired, restored, and built new entire window units that are compatible with historic buildings. I am very knowledgeable about condition assessment for historic buildings, especially when it comes to windows. I am well connected to other historic window companies in Oregon and across the nation.

I also have an Associate Degree in Historic Preservation & Restoration from Clatsop Community College in Astoria, OR. I am knowledgeable about the Secretary of Interior standards for historic properties: appropriate alterations, compatible vs incompatible approaches, appropriate material choice, and the emphasis on repair vs replacement, to name just a few. I have familiarity with various historic architectural styles for both residential and commercial buildings.

List community/civic activities in which you are or have been active:

I was elected to Astoria City Council in 2024 with my term beginning Jan 1 2025. I served on the Astoria City Council for 10 months until I had to move due to a family member suffering from a significant illness. Due to my time on City Council, I am familiar with the nature of public meetings and the public process.

Before being elected to Astoria City Council, I helped start a nonprofit named the Astoria Housing Alliance that advocated for public policy that supports housing affordability for people in Astoria.

Do you have any work or volunteer experience specific to local history and/or historic preservation activities such as publications, committee work, etc.? Please describe:

I have helped as an assistant teacher for community education workshops involving window restoration.

In 2025 I was the local host/organizer for the Window Preservation Alliance Annual Meeting in

Astoria, OR which was attended by over 100 people that work in the field of window restoration. The WPA is a national trade group for window restoration tradespeople. I helped to organize this annual conference and acted as the local liaison for the event.

It has not been published yet, but I just submitted an article for the city of Albany's The Preservation Post newsletter in which I explained the most common issues preventing historic windows from not functioning correctly. I am planning to continue this series of articles to share with owners of historic buildings information about original wood windows and how they can be repaired instead of replaced.

How many Landmarks Commission meetings have you attended/viewed?

7 or more

Are you a professional in one of the disciplines associated with historic preservation?

Yes

What is your understanding of the role of a Landmarks Commission member and what contributions do you hope to make to the commission?

A Landmarks Commission member's primary role is to evaluate applications for repair, restoration, or alteration to historic buildings or buildings within historic districts. It is the duty of the Landmarks Commission to uphold Albany's ordinance on historic preservation and evaluate applications in relation to Albany city code. A secondary role of a member of the Landmarks Commission is to promote historic preservation as a practice, and ideally develop educational materials or other opportunities to make historic preservation more accessible for people in Albany.

I aim to bring an extensive knowledge of historic wood windows to the Commission. I understand what it takes to work on historic buildings and the various considerations that must be taken into account to follow established guidelines. Because I work in preservation everyday, I know what is possible when it comes to repair vs replacement. I believe in the value of historic preservation as an economic generator, a climate conscious practice, and an important link to a community's past.

A note about my answer for how many Landmarks Commission meetings have I attended: Due to moving to Albany in November 2025, I have not yet attended a Landmarks Commission meeting here. But I regularly attended and participated in Landmarks Commission meetings in Astoria, OR.

Have you reviewed the meeting schedule for this commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify:

A friend told me about the vacancy and recommended me to Councilor Michael Thompson





Citizen Advisory Group Application

Applying To **Public Safety Commission**

Received **January 16, 2026**

Name **Joanna Robinson**

In City Limits? **Yes (Ward 3)**

Are you currently employed? **Self-employed (Project Coordinator)**

Home email address:



List current or most recent occupation, business, trade, profession, or area of study:

Project Coordinator

Please summarize what qualifications and experience you have that would apply to this position:

I bring a strong background in project coordination, community-centered work, and collaborative leadership that aligns well with the responsibilities of the Public Safety Commission. In my professional role as a project coordinator, I regularly manage complex initiatives that require careful attention to detail, the ability to quickly understand policies and procedures, and organized decision-making. This includes strategic planning, goal setting, prioritization, delegation, and effective communication across teams and stakeholders.

My work supporting behavioral health initiatives has involved developing accessible educational materials, managing digital communications, and contributing to research-based resources that promote community well-being. Through this work, I have gained experience translating complex information for diverse audiences, strengthening public engagement, and centering equity, accessibility, and prevention.

I also bring practical experience from my work as an independent Home Renovation Project Manager, where I was responsible for budgeting, scheduling, contractor coordination, and compliance with safety standards and building codes. This role strengthened my understanding of risk management, regulatory compliance, and the real-world impacts of safety policies on residents and workers.

Additionally, with an MBA and a Bachelor's degree in Psychology, I bring both analytical and human-centered perspectives. I am accustomed to evaluating data, considering fiscal responsibility, and balancing policy objectives with community impact. Overall, my experience and commitment to evidence-based, community-informed decision-making equip me to contribute thoughtfully and responsibly as a member of the City of Albany's Public Safety Commission.

List community/civic activities in which you are or have been active:

Co-chair, Campaign Committee—Linn County Democrats, 2025 - Present

Elected Precinct Committee Person, Linn County, 2024 - Present

Neighborhood Leader—Linn County Neighborhood Leader Program, 2021- Present

(optional) If you would like to provide more information related to your qualifications and experience, please attach a file:

[resume_joanna_robinson.pdf \(https://cityofalbany.wufoo.com/cabinet/dd198aea-5d3e-481d-9a59-f79bef727732\)](https://cityofalbany.wufoo.com/cabinet/dd198aea-5d3e-481d-9a59-f79bef727732)

How many commission meetings have you attended/viewed?

1-3

What is your understanding of the role of a Public Safety Commission member and what contributions do you hope to make to the commission?

My understanding of the role of a Public Safety Commission member is to provide thoughtful, community-focused oversight and advisory support to the City Council related to police, fire, and emergency services. Commission members are responsible for reviewing policies, programs, and data; helping evaluate community needs and concerns; and making recommendations that promote public safety while building trust, transparency, and accountability between the City and the community it serves.

If appointed, I hope to contribute a strong organizational and analytical skill set, along with a community-centered perspective. My professional background in project coordination and behavioral health—focused work equips me to review complex information, ask informed questions, and translate data into practical insights. I am particularly interested in contributing to discussions around prevention, crisis response, and community engagement.

I also hope to contribute as a thoughtful listener who values input from residents, public safety professionals, and fellow commissioners alike. My goal would be to support the commission in making balanced, informed recommendations that enhance public safety outcomes while strengthening community trust and confidence in the City of Albany's public safety systems.

How would your background and experience benefit the Public Safety Commission and Albany in general?

My background and experience would benefit the Public Safety Commission and the City of Albany by bringing a combination of strong organizational skills, analytical thinking, and a community-centered perspective to public safety discussions and decision-making. In my professional work as a project coordinator, I regularly manage complex initiatives that require careful planning, clear communication, and collaboration across diverse stakeholders. I believe these are skills that are directly applicable to reviewing policies, evaluating programs, and developing thoughtful recommendations for the City Council.

My experience supporting behavioral health initiatives has given me insight into prevention, crisis response, and the importance of accessible, trauma-informed approaches to community safety. I have worked to translate research-based information into practical, understandable resources, which would allow me to contribute meaningfully to discussions about community engagement, public education, and data-informed public safety strategies.

In addition to my professional experience, I am the mother of twin daughters and have a deep personal stake in supporting a community where families can thrive. This perspective reinforces my commitment to public safety policies that promote well-being, prevention, and trust, ensuring

Albany remains a safe, supportive place for current residents and future generations.

Why are the Albany Fire and Police departments important to the community?

The Albany Fire and Police departments are essential to the community because they play a central role in protecting public safety, supporting residents in moments of crisis, and contributing to the overall health and resilience of the city. Beyond emergency response, these departments help ensure that Albany remains a place where people can live, work, and raise families with a sense of security and trust. Their presence helps ensure quick, effective responses in times of need while also contributing to long-term safety, preparedness, and resilience. Strong, well-supported public safety departments are foundational to Albany's ability to thrive as a growing and diverse community.

How can the Albany Fire and Police departments improve their services to Albany residents?

The Albany Fire and Police departments can continue to improve their services by strengthening community engagement, prioritizing prevention and preparedness, and using data and collaboration to guide decision-making. As Albany grows and community needs evolve, ongoing evaluation and adaptation are essential to maintaining effective and trusted public safety services.

What makes Albany a safe place to live?

A combination of dedicated public safety services, engaged residents, and a community culture that values cooperation and care for one another makes Albany a safe place to live. Safety in Albany is not the result of any single factor, but rather the way city services, community organizations, and residents work together to support well-being and resilience.

Albany is also strengthened by active neighborhoods and community members who look out for one another. Local organizations, schools, and service providers play an important role in addressing underlying issues that affect safety, such as health, housing stability, and access to resources. When residents feel connected to their community and confident in local institutions, it creates an environment where people are more likely to participate, communicate concerns, and work together to keep Albany a safe and welcoming place to live.

Have you reviewed the meeting schedule for this commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify:

City of Albany





Citizen Advisory Group Application

Applying To **Transportation Advisory Commission**

Received **October 20, 2025**

Name **Nolan Streitberger**

In City Limits? **Yes (Ward 1)**

Are you currently employed? **No**

List current or most recent occupation, business, trade, profession, or area of study:

Professional Artist

Please summarize what qualifications and experience you have that would apply to this position:

This would be my 4th term I believe on the Transportation Commission. I have gotten to know the city staff and engineers, the council members, and other partners like AMPO.

I understand the process of being on a city commission. I have been the chair and vice chair of this commission as well as other city commissions.

I am very familiar with the city of Albany, the roadways, the transportation department, as well as the Transportation commission and their duties. While being involved with the Transportation Commission I have learned to understand ODOT and Federal laws, processes, and policies, and continue to learn while I serve. I enjoy working with the engineers and city management, and would like to continue my position on the Transportation Commission.

List community/civic activities in which you are or have been active:

- City of Albany Transportation Commission Citizen Advisory Group - (Current 3rd Term) Vice Chair, former Chair.
- City of Albany Arts Commission Citizen Advisory Group - (Current 2nd Term) Chair
- Board of Directors for the Albany Regional Museum - Secretary
- Volunteer for the Linn County Regional Museum (Hands on History, Carriage Me Back) - Current
- BOA in Brownsville, Or - (Stand by Me Day) - Current

How many Transportation Commission meetings have you attended/viewed?

7 or more

What is your understanding of the role of a Transportation Commission member and what contributions do you hope to make to the commission?

We act as a bridge between community members, city staff & engineers, and city council. We meet with citizens who have concerns about traffic safety, speeding or other transportation related issues.

We vote on changing local intersections and traffic control devices - making roadways safer. We review and vote on traffic calming requests from concerned neighborhoods as well as initiate traffic studies, and review and vote on speed zone requests or changes.

We meet with outside partners like ODOT, APD, AMPO, and neighborhood groups such as the North Albany Neighborhood Association.

We give our input to city staff and engineers on subjects or questions that arise.

And currently we are furthering our partnership with staff and engineers to provide feedback and citizen input on road construction or reconstructions projects before and while they are in the design phases to hopefully implement fresh outside ideas in to future projects.

Please list any local bicycle, pedestrian, or traffic events in which you have participated:

I cant think of any traffic events that occur.

I am a member of the Gambler 500 and Sons of Smokey, which is a non profit dedicated to off road adventures and navigational challenges where were clean up trash from public lands. So far we have removed, I believe, over 3,000,000 metric tons of garbage off of BLM and Public Lands. We advocate for public lands to be open and accessible to the public.

Our Mission (Sons of Smokey)

To Facilitate the collection and disposal of trash from public lands, while fostering a non-partisan movement for stewardship of the outdoors.

Lead with action, provide measurable results.

What do you believe are the biggest issues bicyclists, pedestrians, or drivers face in Albany?

Safety and accessibility. This is often a focus while talking about changes or construction projects.

How can bicycle, pedestrian, or traffic safety be improved?

It takes time, advocacy, and participation. It feels like sometimes these things are easily overlooked but with the right conversations at the right time, ideas can be implemented. Take the future project of Albany Ave for instance. This is a difficult road to add ADA, Bikes, and Ped areas, but I hope to see and work on a solution which would make a safe and accessible path to be implemented.

Highway 20 between Albany and Corvallis is another more well known project that I would hope to see get some traction.

Have you reviewed the meeting schedule for this commission and can you commit to regular meeting attendance?

Yes

I have read and understand the following: Members receive notice of meetings via email. Agendas and communications regarding the group are sent out via email. When unable to attend in person, meetings may be attended virtually via Zoom Videoconferencing. Absenteeism (excused or unexcused) or non-preparation for meetings could result in removal.

Yes

If there are currently no vacancies for this commission, would you like your application kept on file for the remainder of this recruitment period?

Yes

How did you hear about this opportunity? If social media, please specify.

I am a current CAG member of this commission





TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Jeanna Yeager, Finance Director

DATE: January 28, 2026 for the February 11, 2026, City Council Meeting

SUBJECT: Resolution Approving Issuance of Senior Living Revenue Bonds for Mennonite Home of Albany (TEFRA Approval)

Purpose:

To approve, for purposes of Section 147(f) of the Internal Revenue Code, the issuance of senior living revenue bonds by the Hospital Facility Authority of the City of Albany for the benefit of Mennonite Home of Albany, Inc., in an aggregate principal amount not to exceed \$100,000,000.

Background/Discussion:

The Hospital Facility Authority of the City of Albany (Authority) has received a request from Mennonite Home of Albany, Inc., a nonprofit 501(c)(3) organization, to issue senior living revenue bonds to finance and refinance capital construction, expansion, renovation, and other capital improvements at its continuing care retirement community located at 5353 Columbus Street SE in Albany.

Federal tax law requires that tax-exempt bonds issued for the benefit of a 501(c)(3) organization be approved by the applicable elected representatives following a public hearing (commonly referred to as a TEFRA hearing). Because the project is located within the City of Albany and the bonds will be issued by the Authority, City Council approval is required to satisfy this federal requirement.

A public hearing was held in accordance with Section 147(f) of the Internal Revenue Code, with proper notice provided, to allow members of the public an opportunity to comment on the proposed bond issuance and use of proceeds.

The bonds will be special, limited obligations of the Authority and will be payable solely from revenues and resources provided by the borrower. The bonds will not constitute a debt, liability, or obligation of the City, nor will they be payable from any City revenues or taxes. City approval is required solely for federal tax purposes and does not represent an endorsement of the borrower, the project, or the bonds.

Budget/Staff Impact:

There is no budgetary impact to the City. Staffing impacts are consistent with other Citizen Advisory Groups and are accommodated within existing resources. Any costs incurred by the City related to the bond issuance or approval process may be passed on to the borrower.

Staff Recommendation:

Adopt the resolution approving, for purposes of Section 147(f) of the Internal Revenue Code, the issuance of senior living revenue bonds by the Hospital Facility Authority of the City of Albany for the benefit of Mennonite Home of Albany, Inc.

Alternatives:

1. Adopt the resolution as presented.
2. Decline to adopt the resolution.

Attachments:

1. Resolution Approving Issuance of Senior Living Revenue Bonds for Mennonite Home of Albany, Inc.



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALBANY, OREGON APPROVING, FOR PURPOSES OF SECTION 147(F) OF THE CODE, THE ISSUANCE OF SENIOR LIVING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE BENEFIT OF THE MENNONITE HOME OF ALBANY, INC., IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$100,000,000 ISSUED BY THE HOSPITAL FACILITY AUTHORITY OF THE CITY OF ALBANY, OREGON

WHEREAS, the Hospital Facility Authority of the City of Albany, Oregon (the “Authority”), a public authority of the State of Oregon (the “State”) created by virtue of the authority of the Constitution and laws of the State, and particularly Oregon Revised Statutes Sections 441.525 to 441.595, inclusive, as amended, has received a request from Mennonite Home of Albany, Inc., a nonprofit corporation duly organized and validly existing under the laws of the State (the “Borrower”), to issue senior living revenue bonds, in one or more series pursuant to a plan of finance, in a maximum aggregate principal amount not to exceed \$100,000,000 (collectively, the “Bonds”); and

WHEREAS, the proceeds of the Bonds are expected to be used to finance or refinance all or a portion of the costs of the capital construction, development, improvement, renovation and equipping of an expansion project and certain other capital improvements and renovations at the Borrower’s continuing care retirement facilities located at 5353 Columbus Street SE, Albany, Oregon 97322 (collectively, the “Projects”);and

WHEREAS, the Internal Revenue Code of 1986 (the “Code”) authorizes the issuance of revenue bonds for a “qualified 501(c)(3) entity,” such as the Borrower; and

WHEREAS, Section 147(f) of the Code requires that qualified 501(c)(3) bonds be approved by the applicable elected representatives of the governmental unit (i) having jurisdiction over the area in which the Projects are located and (ii) issuing the Bonds, and the City Council of the City of Albany, Oregon (the “City”) are the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Projects being financed or refinanced with the proceeds of the Bonds are located and are the applicable elected representatives of the governmental unit issuing the Bonds; and

WHEREAS, on the date of this Resolution, the City Council conducted a public hearing, adequate notice of this hearing having been published pursuant to Section 147(f) of the Code, to provide a reasonable opportunity for members of the public to express their views regarding the issuance of the Bonds and the uses and purposes of the proceeds of the Bonds; and

WHEREAS, the principal of and interest on the Bonds will not constitute a debt or other obligation of the City, nor shall the Bonds be payable from a tax of any nature levied upon any property within the City, nor within any other political subdivision of the State. The Bonds will be special limited obligations of the Authority payable only from revenues and resources provided or arranged by the Borrower pledged to the payment of the Bonds and any credit enhancement arranged for the Borrower; and

WHEREAS, the City agrees to approve the issuance of the Bonds, but solely pursuant to the requirements of Section 147(f) of the Code, and the City Council of the City being fully advised.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the City Council, as the applicable elected representatives of the governmental unit on behalf of which the Bonds will be issued, and as the applicable elected representatives of the governmental unit having jurisdiction over the area in which the Projects are located, and having concluded that a public hearing was validly held to provide a reasonable opportunity for members of the public to express their views regarding the issuance of the Bonds and the uses and purposes of the proceeds of the Bonds, it does hereby approve, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority for the purpose of financing the Projects, in a maximum aggregate principal amount not to exceed \$100,000,000; and

BE IT FURTHER RESOLVED that the City has no responsibility for the payment of the principal of or interest on the Bonds or for any costs incurred by the Borrower with respect to the Bonds or the Projects, and the Bonds do not constitute debt or other obligations of the City. This approval action taken by the City does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Borrower or the Projects, the feasibility of the Projects or the credit quality of the Bonds. The approval in this resolution is based on the representation from the Authority that it will structure the Bonds so that principal of and interest on the Bonds will not constitute a debt of the City, be payable from any revenues of the City, be payable from a tax of any nature levied upon any property within the City or any other political subdivision of the State of Oregon. The Bonds will be payable only from the revenues and resources provided by the Borrower; and

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately.

DATED AND EFFECTIVE THIS 11TH DAY OF FEBRUARY 2026.

Mayor

ATTEST:

City Recorder



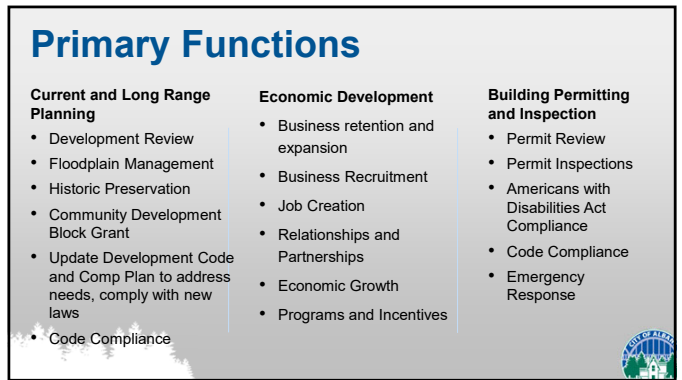
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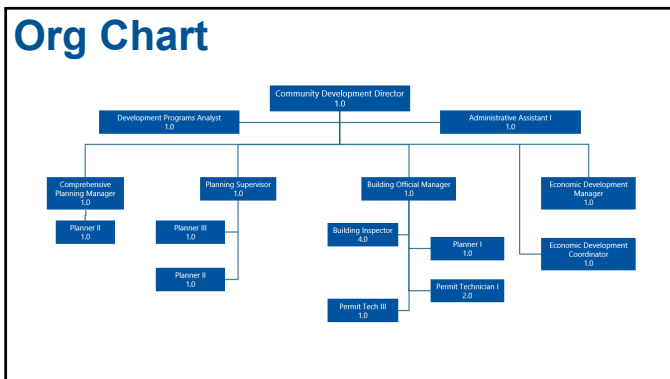
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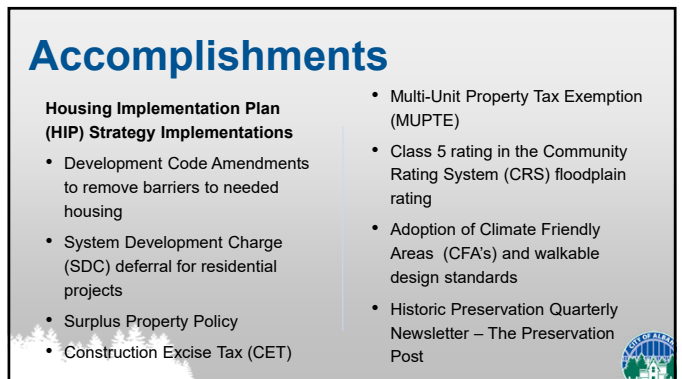
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4



5



6

Accomplishments



- Adopted a city-wide Economic Development Strategy
- Industrial traded sector recruitments of Vallislor and Lacamas
- Albany Waterfront Project Plaza Street
- Short Term Rental Tax Implementation
- Adoption of financial and project plan for Central Albany Revitalization Area (CARA) Sunset in 2027

7

East Albany Town Center Trends



- Continued Unfunded State mandates surrounding housing and land use
- More affordable smaller homes being built in Albany
- Potential for planned growth east of Interstate 5
- State of Oregon's new focus on economic development "Prosperity Roadmap"

8

Looking Ahead

Challenges


- Continued unfunded State and Federal mandates
- Employee turnover
- Succession planning for decades of institutional knowledge and experience lost due to retirements
- Balancing/Planning for growth

Opportunities

- New employees, new experiences
- New and creative engagement with community experts and industry
- New strategic plan and corresponding updates to comprehensive plan.
- New HIP strategies now in place
- New city Grant programs
- Upcoming planning fee analysis

9

Public Works



Mission
Working together to plan, build, and maintain essential utility services and infrastructure for the Albany community.

FTEs: 142
Biennial Budget: \$255.1 million

10

Primary Functions

Operate & Maintain Existing Services & Infrastructure

- Drinking water
- Stormwater
- Wastewater
- Transportation
- Automation

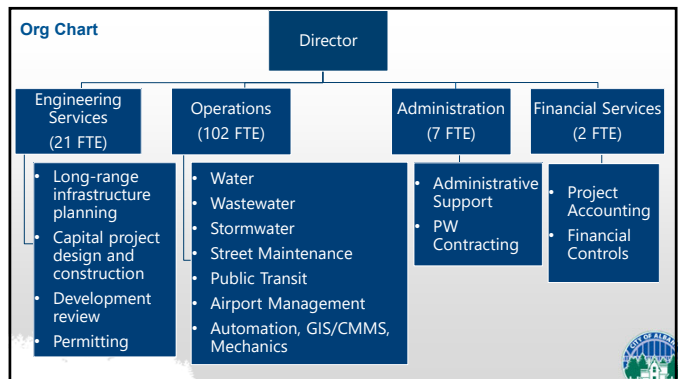
Ensure Regulatory Compliance

- Clean Water Act
- Safe Drinking Water Act
- Federal and state laws and regulations

Infrastructure Replacement, Repair, and Expansion


- Master planning
- Development review
- Permitting
- Capital design

11




12

Accomplishments




Regulatory

- NPDES Wastewater Permit
- Stormwater Management Permit




Innovation

- ShrubHub and Greenhouse
- Automatic Meter Reading Conversion
- Energy Management



13

Accomplishments



Financial

- Local Bridge Program Grant for 3rd Avenue Bridge
- Federal/State funding for Cox Creek
- Safe Routes to Schools Grant for Geary St. Sidewalk



Financial

- Community Path Grant for Lyon St. MUP & Queen Ave-Geary St.
- ARPA funding backup generators
- Local street funding



14

Trends



- Continued high costs
- Regulatory burden
- Grant funding
- Innovative/creative solutions
- Heavy workload
- Retiring workforce



15

Looking Ahead

Challenges

- New permit compliance
- Ongoing lawsuits
- Transit/transportation funding
- Staff burnout/turnover

Opportunities

- New Director leadership
- Compost, ShrubHub expansions
- Airport, Vine St. Water Plant assessments
- Master planning – transportation and wastewater



16

Finance

Mission


To ensure responsible stewardship of public funds through accuracy, transparency, and service.

FTEs

25.6

Biennial Budget

\$11.5M



17

Primary Functions

Financial Services



- Budget development and long-term financial planning
- Accounting, payroll, purchasing, accounts payable/receivable
- Treasury activities, debt, and cash management
- Financial reporting and guidance to City Manager, Council, and Budget Committee
- Support for departmental financial operations and compliance



18

Primary Functions

Municipal Court




- Case processing and docket management
- Collections, fines, and payment plans
- Customer service and compliance with legal requirements
- Coordination with judges, prosecutors, and defense counsel
- Mental Health Court

19

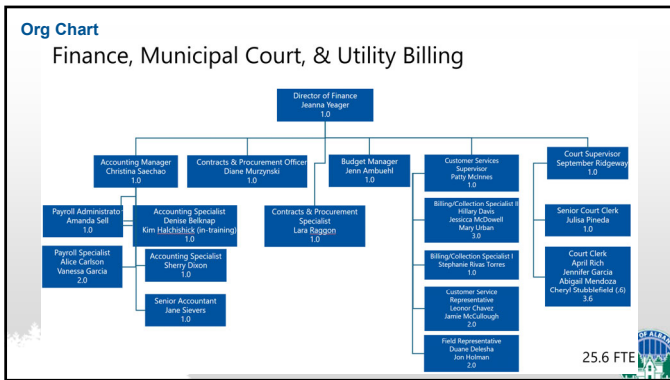
Primary Functions

Utility Billing




- Billing and collection for water, sewer, stormwater, and other services
- Customer account management and service requests
- Payment processing and adjustments
- Coordination with staff, IT, and operations for efficiency
- Compliance with billing policies and regulations

20



21

Accomplishments



- Transitioned to a digital budget book
- Completed a successful banking conversion
- Established regular quarterly financial reporting to City Council
- Implemented a more robust traffic diversion program
- Launched photo enforcement program
- Enhanced the Utility Billing low-income assistance program

22

Trends



- Property tax reform efforts
- Data-driven decision making
- Emphasis on forecasting & long-term planning
- Technological adoption & digital transformation
- Shortage of municipal auditors
- Increasing pension costs

23

Looking Ahead


Challenges

- Loss of key employees & institutional knowledge
- Revenues haven't kept up with expenditures
- Ongoing issues with financial software
- Structural revenue constraints
- State and federal mandates

Opportunities

- More robust forecasting & reporting
- Improving cost recovery
- Bidding and procurement software
- Strengthening reserves
- Implementation of an IVR system in Utility Billing
- Community court


24



Library

The Albany Public Library is an essential resource promoting community, life-long learning and quality services in a safe, welcoming space.

FTEs: 19.05
Biennial Budget: 8,066,400



25

Vision and Mission


Vision Statement

- A connected and diverse Albany that celebrates curiosity, knowledge, and possibility.

Mission Statement

- The Albany Public Library is an essential resource promoting community, life-long learning, and quality services in a safe, welcoming space.

cityofalbany.net



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Values

Service – We jump up and serve at every opportunity to respond to the needs of our patrons and the Albany community.

Respect – We see all people as individuals and treat staff and patrons with dignity.


Diversity – We celebrate and respect the many backgrounds and cultures that make up our community and reflect them in our collections and services.

Privacy – We defend your right to explore, learn, and read anonymously.

Access – We remove barriers in order to provide resources and services to the community widely and equitably.

Fun – We take play, discovery, joy, and humor seriously.


cityofalbany.net



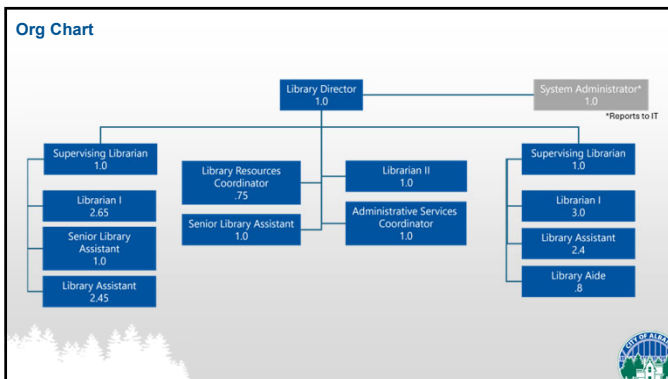
27

Primary Functions

<p>Access</p> <ul style="list-style-type: none"> We remove barriers in order to provide resources and services to the community widely and equitably. 	<p>Community</p> <ul style="list-style-type: none"> We are vital community center, fostering residents' sense of belonging and connection. 	<p>Lifelong Learning</p> <ul style="list-style-type: none"> We provide resources for community members at all stages of life.
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28




29


Accomplishments



Library of Things and Programs




Summer Reading




30


Accomplishments



Tween Space



New Self Check Machines



31

Trends

FOR IMMEDIATE RELEASE | MAY 19, 2023

ALA raises alarm over termination of Digital Equity Act grants


What's on the horizon for AI and public libraries?

Pentagon schools suspend library books for 'compliance review'

Fewer People Are Reading for Fun, Study Finds

From 2003 to 2023, the share of Americans who read for pleasure fell 40 percent, a sharp decline that is part of a continuing downward trend.

- Reading and Book Suppliers
- Digital Equity
- Book Challenges / Freedom to Read
- AI
- Unhoused Population



32

Looking Ahead

Challenges

- HVAC Main Library
- Funding Sources
- Staffing Levels
- Space Issues

Opportunities

- Facilities Services Assessment
- Community Partnerships
- Carnegie



33



Parks & Recreation

Mission

Promote healthy living through recreational experiences and serve as stewards of Albany's public parks and facilities.

FTEs: 27.8

Biennial Budget:

\$32M Parks & Recreation

\$2.5M Facilities Maintenance



34

Primary Functions

Parks

- Maintain 32 parks and natural areas
- Urban Forestry
- Community Beautification

Recreation

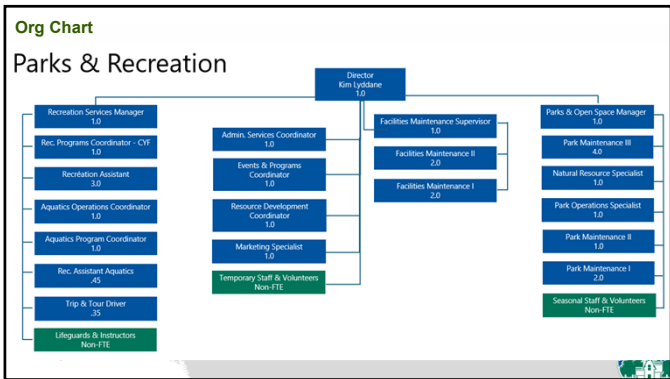
- 500+ Programs
- Major Community Events
- Riverfront Community Center
- Albany Community Pool
- COOL! Pool

Facilities Maintenance

- Maintain 25 Complexes
- Interior & Exterior
- Preventative & Emergency




35




36

Accomplishments




Lehigh Park

- First Sensory Playground
- Elements for everyone



Technology Integration

- OpenGov
- Monday.com
- Online Forms



37

Accomplishments



Restructuring

- Succession planning
- Workloads and flexibility
- Additional FTE



Alternative Funding

- Grants
- Sponsor
- Albany P&R Foundation



38

Trends



- Retirements
- Aging Infrastructure
- Inflation/Construction Costs
- Vandalism
- Transient Camp Clean Up
- Cost of Meeting Community Expectations



39

Looking Ahead

Challenges

- Reactive vs. Proactive
- Increased Costs
- Understaffed
- New staffing
- Weather
- Alternative Funding

Opportunities

- Alternative Funding
- New partnerships
- Technology
- Reimagining programs and spaces
- Volunteer opportunities



40

Information Technology



Mission

Deliver exceptional customer support and robust technology solutions that drive quality public services.

FTEs: 13

Biennial Budget: \$7,333,400



41

Primary Functions

IT Infrastructure


- Data storage
- Networks
- Telephones

IT Operations

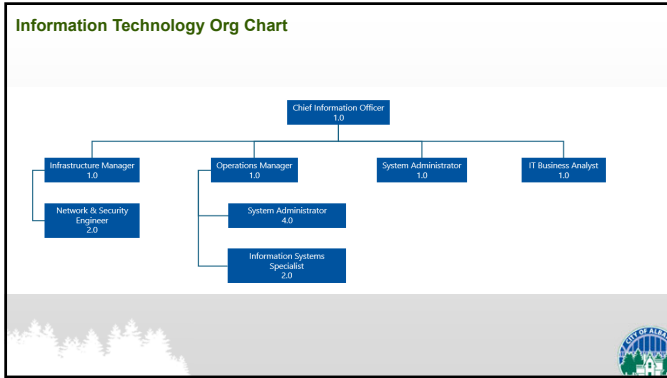
- Automation and reporting
- Core business systems
- Technical support and training

Cybersecurity

- Disaster recovery
- Incident response
- Security systems and controls



42



43

Accomplishments

99.9% uptime for core business systems

- 8,700 support tickets
- 35 initiatives

44

Accomplishments

Windows 11 deployment on 600+ employee systems

Core financial system migration

45

Trends

Support Requests

Year	Support Requests
2020	5000
2022	6000
2024	8000
2025	9000

Managed Systems

Year	Managed Systems
2020	75
2022	85
2024	100
2025	120

- Artificial Intelligence
- Cloud-based processes
- Cybersecurity complexity
- Data storage expansion
- Mobile device expansion
- Support requests

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Looking Ahead

- Challenges**
 - Dispatch systems replacement
 - Document management migration
 - Phone system replacement
 - Support request workload
 - Private cloud infrastructure
- Opportunities**
 - Cybersecurity improvements
 - Disaster recovery improvements
 - Leverage AI for efficiencies
 - Modern phone services
 - Process improvement culture

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Police Department

Mission	FTEs	Biennial Budget
"Excellence Through Service"	102.25	\$46.9 million* General fund + Levy

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Primary Functions

Law Enforcement

- Patrol
- Investigations
- Specialty Units – Traffic
- Linn Interagency Narcotics Enforcement

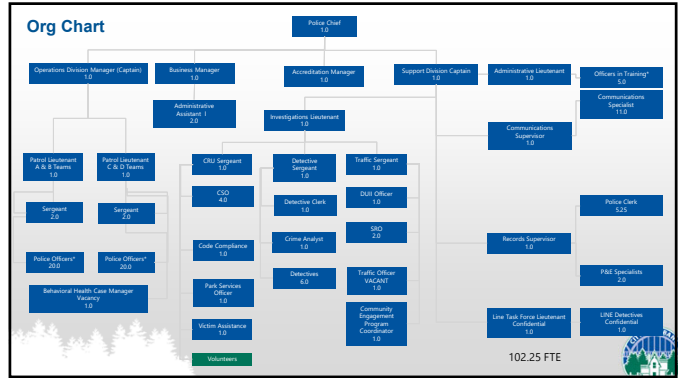
Community Resources

- Community Service Officers
- Park Service Officer
- Community Engagement Officer
- Code Compliance
- School Resource Unit

Support Services

- 911 Center
- Records
- Property & Evidence
- Victim Specialist
- Behavioral Health Case Manager

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Accomplishments

Enhanced Efficiencies

- Photo Enforcement Expansion: complete and operational
- Online Reporting: expanded and working well

Leadership Development

- All supervisors received at least 40 hours of culture and leadership training in 2025

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Accomplishments

Department Staffing

- Hired 11 employees in 2025
- Uptick in attrition
- >20% of officers are female
- Dispatch center and Records fully staffed

Accreditation

- Successful completion of annual accreditation review with Full Compliance
- 2-year contract extension with union

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Trends

YEAR	2023	2024	2025
CALLS FOR SERVICE	36,557	36,378	37,111
CRIMES	7,065	6,501	6,471.6
PERSON CRIMES	474	324	483.2
PROPERTY CRIMES	1853	2103	2397.2
LIVABILITY AND SOCIETY	894	374	421.8
ARRESTS	5537	5147	5180.2
TRAFFIC VIOL/WARN	9655	6303	5122.8
ABANDONED VEHICLES	436	704	534.6
JUNK/TRASH CALLS	16	39	47

- Growth in Albany with increasing calls for service and balancing of resources

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Looking Ahead


Challenges

- Difficult labor market continues
- Keeping pace with city growth
- Rapidly increasing costs for equipment, vehicles, and supplies

Opportunities

- Continued active recruitment to stay ahead of scheduled attrition


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Fire

Mission
Prevent and Protect From Harm


FTEs: 95
Biennial Budget: \$48M



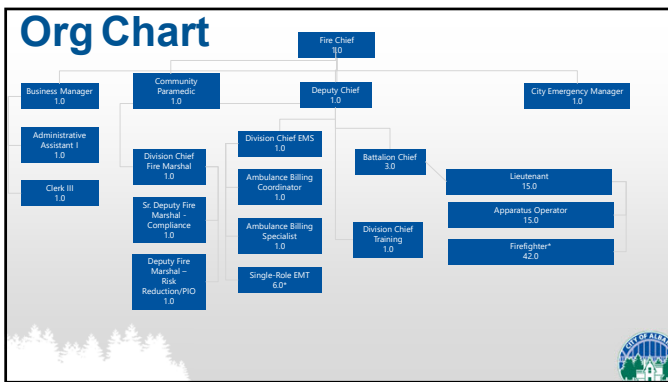
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Primary Functions

Emergency Services <ul style="list-style-type: none"> • Fire suppression • Ambulance service • All-hazards response (water, technical rescue, state hazmat team) 	Life Safety Division <ul style="list-style-type: none"> • Fire Code enforcement • New construction plan review • Public education • Community outreach • Community paramedic 	Emergency Management <ul style="list-style-type: none"> • Planning • Disaster cost recovery • Public outreach
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Accomplishments

- 24/7/365 Single Role staffing
- Recruitment and retention
- New training facility (under construction)

Current grants:

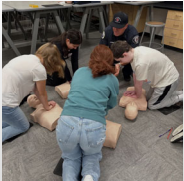
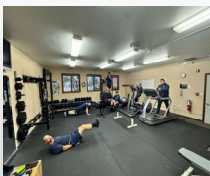

- OSFM community protection/fuel reduction
- DHS care home support
- FEMA SAFER



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Accomplishments




- CPR in Schools – ongoing
- Life Safety fees
- Peer Support program growth
- Health & Wellness focus

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Accomplishments

- Incident Command System training: Emergency Management had in house training for City of Albany employees. This training allows for a unified City effort in supporting response to a disaster in the city.
- Updates were made to critical operating plans including the Dam and Flood Response Plan and Emergency Operations Plan.

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Accomplishments



- Public outreach on disasters likely in our area, emergency preparedness for the home, and staying informed.



- Incident action planning for 12 large scale city events, ensuring coordination and awareness of city departments to deal with a threat to these events.



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Trends



- Increased calls for service and concurrent calls.
- Increased multi-family housing = increased life safety risks.
- Increased costs and lead time for equipment replacement.
- Fewer grant opportunities.



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Looking Ahead

Challenges

- Appropriate staffing levels
- Overtime costs
- Adequate funding for equipment replacement

Opportunities

- Improved succession planning
- Improved relationship with Samaritan Health
- Adapting to changes in emergency response
- Conversion of overtime to personnel



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Human Resources

Mission
We are dedicated to maximizing the potential of our greatest asset – our employees.

Vision
Innovative partners fostering highly effective teams.

FTE: 9

Biennial Budget: \$3.7M



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Primary Functions

Recruitment & Selection


- Job descriptions and job postings
- Classification and compensation surveys
- Design and recommend hiring processes
- Facilitate all aspects of recruitment and pre-employment screening

Compensation, Benefits & Leave

- Health, retirement, and supplemental benefits
- Protected leave under FMLA, OFLA, PFML
- Oversee compensation plans
- Pay equity

Employee & Labor Relations

- Requests for Accommodation
- Collective Bargaining
- Contract and policy administration
- Oversee disciplinary processes and grievance responses



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Primary Functions

Workforce Development

- Training & Development
- Performance management
- Workforce and Succession planning

Regulatory Compliance

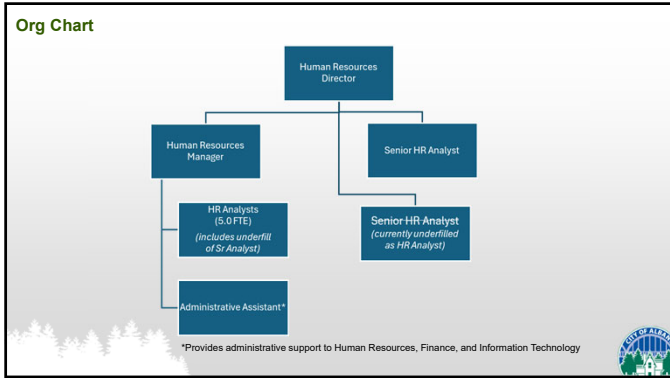
- Required state and federal reporting
- Policy development and implementation
- Compliance audits

Workplace Safety

- Workers Compensation
- Safety training and policies; OSHA compliance
- D&A Program



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Accomplishments

Staffing

- Added 2.0 FTE in BN 2025-27
- Hired and trained six new HR team members

Service Delivery

- Full cycle model for HR Analysts
- Monday.com
- Employee Navigator

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Accomplishments

Collective Bargaining

- Successor agreements with Police and Fire unions

Professional Development

- Supervising training
- CIS Learning Center

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Accomplishments

Recruitment

- Recruited, hired, and onboarded 55 new employees during CY 2025
- Associated retirements and offboarding for those positions

Process Improvement

- Simplification/consolidation of leave banks
- Streamlining processes and enhancing user experience

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Trends

- Balancing technology (AI, data analytics) with human needs
- Skills-based talent models, upskilling, reskilling, adaptability
- Navigating ongoing retirements and "juniority"
- Continued pressure of labor costs; evolving regulations
- Enhanced employee experience and total rewards emphasis

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Looking Ahead


Challenges

- Physical space limitations
- Backlog of projects
- Interim capacity issues within the employee relations function due to an underfill of our second Senior Analyst position in order to cross train staff and navigate 2026/27 anticipated retirements.

Opportunities

- Increased staffing capacity allows for improved timelines and service delivery
- New staff, new knowledge/ideas
- Addressing technology deficits and leveraging automations

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City Manager's Office

<p>Mission</p> <p>Guide, facilitate, and connect people with information, and implement the council's policies.</p>	<p>FTEs</p> <p>9.0*</p>	<p>Biennial Budget</p> <p>\$4.1M- City Management \$500k-Emergency Management</p>
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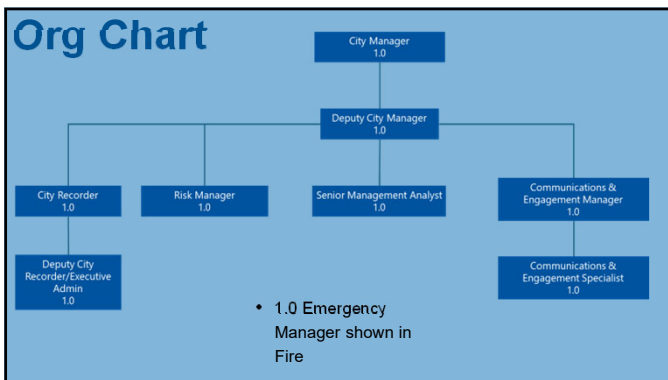
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Primary Functions

<p>Management & Risk</p> <ul style="list-style-type: none"> Align resources and remove barriers Execute Council's vision Reduce city exposure Enhance safety 	<p>Communications & Engagement</p> <ul style="list-style-type: none"> Conduct external and internal engagement activities Support events Build community trust 	<p>City Recorder</p> <ul style="list-style-type: none"> Agendas and minutes Records management Oversee public meetings and records compliance
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Accomplishments

 <p>Reducing Risk</p> <ul style="list-style-type: none"> Implementation of training and policies Fewer workdays lost Reduced claims payouts 	 <p>Enhanced Engagement</p> <ul style="list-style-type: none"> Albany Civic Academy Weekly newsletter Greater presence at events
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Accomplishments

<p>Process Improvement</p> <ul style="list-style-type: none"> Agenda Processing Municipal Code Monday.com 		<p>Planning for the Future</p> <ul style="list-style-type: none"> Intentional re-organization of departments and teams Strategic Plan Update
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Trends

- Recruiting in local government remains challenging
- Aging equipment and infrastructure
- Increasing demand for services
- Technology expectations
- Uncertain financial climate
- Declines in public trust



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Looking Ahead

Challenges

- Employee turnover
- New supervisors and managers
- Balancing revenues and expenditures long-term
- Technology transition
- Growing pains

Opportunities

- Intentional transition planning
- Emerging leaders
- Continued reorganization
- Automation and process enhancements
- New strategic plan

