

ALBANY CITY COUNCIL AGENDA

Monday, April 6, 2026
4:00 p.m.

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. Appointments [Pages 3-6]

1) Appointing Mark Stewart to the Public Safety Commission

MOTION: _____

4. Public Comment

5. Action Items(s)

a. **Ordinances** – EATC Annexations with Concurrent Map Amendments planning files AN-01-25, CP-03-25, and ZC-03-25, Second reading of Ordinance withdrawing territory from the Albany Rural Fire Protection District - David Martineau [Pages 7-18] ORD NO. _____

b. **Resolutions-** Award of Contract for Runway 16-34 Rehabilitation and REIL Installation at Albany Municipal Airport and Application for FAA Grant Funding and Required Local Match – Robb Romeo [Pages 19-23] RES NO. _____

c. **Adopt by motion-**Contract Increase Award Monday.com software- Kayla Barber [Pages 24-25]
MOTION: _____

6. Business from the Council

7. City Manager Reports

8. Next meeting dates

Monday, April 13, 2026; 5:30 p.m. joint meeting with the Planning Commission

~~Monday, April 20, 2026 4:00 p.m. city council meeting- Cancelled~~

Wednesday, April 22, 2026; 6:00 p.m. city council meeting

9. 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.



TO: Albany City Council

VIA: Peter Troedsson, City Manager

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

DATE: March 27, 2026, for the April 06, 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:

Public Safety Commission:

- Mark Stewart, Ward 1 (Councilor Van Drimmelen’s appointment to fill a new term expires 12/31/29)

Strategic Plan Impact:

An Effective Government

Budget/Staff Impact:

None.

Staff Recommendation:

Ratify the Councilmember recommended appointment.

Alternatives:

1. Do not ratify the appointments.

Attachments:

1. Attachment 1



Citizen Advisory Group Application

Applying To **Public Safety Commission**

Received **March 4, 2026**

Name **Mark Stewart**

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

Are you currently employed? **Retired**

Home email address:



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

Army

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

-I served on a council as the sole Non-Commissioned Officer representative from the Army for Fort Drum, NY at the age of 22. The council consisted of DHS, local civilian law enforcement, fire, and EMS. I was nominated and chosen for that role over older, higher ranking NCO's due to my demonstrated capabilities. The council was led by DHS. We were tasked with coming up with disaster response plans, particularly biological in nature, that could impact the immediate county area and surrounding counties.

-As an NCO in the Army, I was often responsible for drafting safety plans for daily operations.

-I am a tactical thinker, and I am always looking ahead at future possibilities that are both known and not-as-yet imagined. Honestly, if I had been born with the right connections, I think I would have easily found my perfectly ideal career inside of a think-tank. I pick up on nuances and patterns that others tend to miss. And I have a long standing habit of asking the right questions to both highlight matters of importance where they might not have been immediately recognized, and inspire critical thinking. My leadership in the military came to depend on me pretty heavily to catch things they might have missed during both operational planning and execution.

-It is a hobby of mine to maintain a very high level of up-to-date awareness of current events. For instance, I knew about Covid-19 within the 3 weeks of the first reported case in Wuhan, China. That means I was aware of the disease, its severity, and I was preparing for lockdowns and shortages months before the CDC had even posted a bulletin about it to the public, and well before the administration at the time had bothered to declare a pandemic. I called every family member and warned them. The only thing I didn't see coming, to my chagrin, was the shortage of toilet paper that followed. That was, ironically, the 1 item I didn't stock up on. But it wasn't rocket science to predict how bad that virus was going to be. As soon as it was reported (which is what I saw within that first 3 weeks) that not only was the Chinese government physically walling off all of Wuhan, they came together as a country to build a 20k person capacity hospital in Wuhan in the span of about 1 week. If China was taking it that seriously, if it was so bad they weren't even hesitating to move on it with such a monumental focus, then it wasn't much of a

logical leap to assume that whatever was happening there was going to impact the entire globe. And then when the R-value (how quickly a disease can spread) for that disease was reported, which was also around that same time, there was no doubt in my mind at all what the year 2020 was going to look like. And personally, I am still appalled that I knew about the severity of Covid-19 so much earlier than our own government. Because, our sluggish and subsequently haphazard response got US citizens killed, and the negative impact to our economy and our country's spirit can still be felt today.

-I'm not afraid to admit it when I don't know something. And I'm not shy about asking questions to better inform myself and learn. And if I can't find the answer to something myself, I'm pretty good at identifying who might have that answer for me. And then I am capable of listening. That might seem like an odd skillset to list on a resume, but a fair swath of administrative incompetence that I've had to wade through was the result of someone else's either pride or embarrassment preventing them from simply admitting that they didn't know what they were doing and they weren't open to listening and accepting help/advice. I knew more than one person like that who went on to actually get a fellow servicemember killed in an accident.

-And on that last note, you won't ever have to wonder with me where I stand. I will be honest and upfront from the start because I have, honestly, found that to be the most efficient way to operate.

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

I was a member of the local American Legion, and represented them at the local Chamber of Commerce. However, due to an unreconcilable difference in core philosophical beliefs pertaining to the shared oath of service that every veteran is sworn to, I was formally asked to leave in order to protect and preserve the local chapter's 501.c19 status. Despite the unfortunate nature of being asked to leave an organization like that, the current commander there, Bill Wilkinson, and I were able to still shake hands in mutual respect before my departure. And, should the current zeitgeist improve such that I no longer feel compelled to speak out about it, I am still welcome to return.

How many commission meetings have you attended/viewed?

None

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

It is my understanding that they offer perspective as community members in order to work together with law enforcement and local emergency services to better address issues the community may have.

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

-I suffer from hypervigilance thanks to my time in the military. When it's not so bad that I can't leave my house, I go for walks. When I walk, I am extra observant of everything around me. This lets me notice and pick up on things most people won't even be aware of. For instance, I noticed that the rail road crossing on Queen avenue has a track switch that's only a few feet away from the sidewalk. And, when not in use, the only thing preventing someone from walking by and flipping that switch is a flimsy padlock. I've seen trains move through that intersection at 20mph or more, so if someone were to flip that switch at the wrong time, they'd redirect an entire train onto a track that is often filled with standing train cars. And if that train was hauling chemicals, Albany could be turned into another East Palestine. As someone who lives not only in Albany, but also a few blocks away on Queen, knowing that kinda worries me a bit.

-Having worn a uniform myself, I can appreciate and relate to aspects of law enforcement, and I am comfortable speaking with them and working with them.

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

This question feels juvenile and elementary because it has so many obvious answers. Fires happen, crime happens, our local emergency services do a good job at maintaining order.

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

- They are already on a fantastic track by attempting to connect with the community that they serve. They can further improve by continuing to try to engage with the public as much as possible, and earn the public's trust.
- They can more directly engage with our public schools. In this day and age, it's important that people understand their rights now more than ever. Teaching the kids their rights and how to interact with authorities that are lethally armed seems appropriate and possibly vital.
- Ask the nearby universities to create a license plate reader system that the state can patent in lieu of 3rd party software/hardware that has been plagued with extremely questionable practices and equally extremely negative public feedback. This was a concept I was trying to get across at the American Legion- if you need something, just ask. There is this reluctance to simply ask the public for help. Which, is unfortunate because anything you're going to be asking for will be in the direct best interest of the public, meaning you might be surprised at how often you get a "yes" answer.

What makes Albany a safe place to live?

- Our size makes us a relatively safe place to live as it allows for decent emergency service coverage.
- Having our police force better trained for de-escalation than the average law enforcement agency is a huge deal.
- Our physical distance from a major tree-line, in a state plagued with extreme fire dangers, also helps a lot.
- Having county EMS on hand is a massive boon to public safety. There mere suggestion of having to pay an outrageous fee for help from an ambulance endangers lives. And, it allows for better synchronicity between other emergency services as they all fall under a common umbrella of control.

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 was told about it by councilwoman McLeod.





TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Matthew Ruetters, Community Development Director
David Martineau, Current Planning Manager

DATE: February 13, 2026, for the February 25, 2026, City Council Meeting

SUBJECT: Public Hearing Regarding EATC Annexations with Concurrent Map Amendments planning files AN-01-25, CP-03-25, and ZC-03-25

Purpose:

Conduct a public hearing and take action on the two attached ordinances that would annex 11 properties with concurrent comprehensive plan zoning map amendments and removing the properties from the Albany Rural Fire Protection District (ARFPD).

Background/Discussion:

On June 11, 2025, City Council directed staff to proceed with a City-initiated annexation of 11 properties for the East Albany Town Center (EATC) project. The EATC concept envisions a new town center co-developed by strategic partners to provide housing, jobs and accessible services with a vision to catalyze and revitalize community-wide investment consistent with the adopted East Albany Plan (EAP).

The EATC project area encompasses key street infrastructure improvements around the extension of Timber Street (a minor arterial) as identified in the Transportation System Plan (TSP) and the EAP. The TSP and EAP are the City’s guiding documents for future development and transportation projects, including street expansions, new roadway connections, and pedestrian and bicycle infrastructure.

Annexations, comprehensive plan and zoning map amendments are a Type IV land use procedure subject to the review criteria in Albany’s Development Code. Under the Type IV Procedure, an annexation application is reviewed at public hearing before the Planning Commission. The Planning Commission held a public hearing on February 2, 2026, and made a recommendation to the City Council to approve the annexations together with concurrent comprehensive plan and zoning map amendments under planning files AN-01-25, CP-03-25, and ZC-03-25.

Strategic Plan Impact:

City-initiated annexation would align with the City’s Strategic Plan themes by completing a critical first step in a conceptual development that would further the themes of creating great neighborhoods, a safe city, and economic development through investment in and implementation of the adopted East Albany Plan (EAP). It also ensures that growth benefits all residents and aligns with the long-term goals of the City as also identified in the EAP.

Budget/Staff Impact:

None.

Planning Commission Recommendation:

Approve the proposed annexations together with legislative amendments to the Albany comprehensive plan and zoning map, as described in the attached ordinance exhibits.

Council Options:

The City Council has several options with respect to the proposed Comprehensive Plan, Zoning Map and Development Code amendments:

Option 1: Approve the proposed annexations, comprehensive plan and zoning map amendments as presented; or

Option 2: Approve the proposed annexations, comprehensive plan and zoning map amendments as presented, and as modified by the City Council, or

Option 3: Deny the proposed annexations, comprehensive plan and zoning map amendments and direct staff on how to proceed and provide findings for denial.

Attachments:

1. Ordinance for Annexations with Map Amendments
2. Ordinance to remove the properties from the ARFPD



ORDINANCE NO. _____

AN ORDINANCE WITHDRAWING TERRITORY IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S03W09D TAX LOTS 600, 700, 701, 702, 800, 801, 901, 902, 1402, 1403, 2500, 2700, AND 2800 FROM THE ALBANY RURAL FIRE PROTECTION DISTRICT.

WHEREAS, on June 11, 2025, the Albany City Council directed staff to proceed with a city-initiated annexation of 11 properties for the East Albany Town Center (EATC) project; and

WHEREAS, annexation of the subject properties results in withdrawal of the territory from the Albany Rural Fire Protection District (ARFPD); and

WHEREAS, on February 2, 2026, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed annexations and zoning map amendments, and recommended approval of the proposal based on evidence presented in the staff report and during the public hearing; and

WHEREAS, on February 25, 2026, the Albany City Council held a public hearing during which time interested persons were given an opportunity to be heard on this matter; and

WHEREAS, the City Council, following said public hearing, determined that the withdrawal of territory from the ARFPD is in the best interests of the citizens of Albany.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The territory described in Exhibit A.1 – A.8 and shown on the map in Exhibit B of this ordinance is hereby proclaimed to be withdrawn from the ARFPD.

Section 2: The City Recorder shall, within 10 days of the effective date of this ordinance, file a copy of the ordinance with the county assessor of Linn County, Secretary of State of Oregon, State of Oregon Department of Revenue, and the Albany Rural Fire Protection District.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Recorder



LEGAL DESCRIPTION OF
EATC PROPERTY

Beginning in the center line of the Old Albany-Lebanon County Road, being South 6°00' East 37.64 feet and South 58° 24' East 122.49 feet from the Southeast corner of Tract 23, of EAST ALBANY WALNUT Tracts in Linn County, Oregon: and running thence North 3° 08' West 278.67 feet; thence South 58° 24' East 140.19 feet to a 3/4" iron bolt at the Northwest corner of tract described in deed to Elton Jarstad, recorded August 28, 1951 in Book 223, Page 91, Deed Records; thence South 0° 02' East 268.97 feet to a 3/4" iron bolt in the center line of the aforementioned County Road; thence North 58° 24' West 122.49 feet to the place of beginning.

[REDACTED]

LEGAL DESCRIPTION OF
ROPP TRUST & STUTZMAN TRUST PROPERTIES

PARCEL 1:

A tract of land situated in the Southeast Quarter of Section 9, Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn, State of Oregon, more particularly described as follows:

Beginning South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 214.99 feet to a 3/4 inch iron rod; thence South 89°54' West 439.47 feet to a 1/2 inch iron pipe at the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the East line of said Block 4, a distance of 216.34 feet to a point South 6°00' East 27.56 feet from the Northeast corner of Lot 12; thence North 89°54' East 461.71 feet to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 1/2 inch iron rod South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 107.49 feet to a 1/2 inch iron rod; thence South 89°54' West 450.49 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 13.82 feet from the Northeast corner of Lot 14, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the Easterly lines of Lots 14, 13 and 12, a distance of 108.16 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 27.66 feet from the Northeast corner of said Lot 12; thence North 89°54' East 461.71 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM, that portion deeded to Linn County for road purposes by deed recorded May 7, 1958 in Book 259, page 336, Deed Records for Linn County, Oregon.

PARCEL 2:

Parcel 1 of PARTITION PLAT NO. 2021-54, recorded June 25, 2021 as Document No. 2021-15364, in the County of Linn, State of Oregon.



LEGAL DESCRIPTION OF
EATC & WLM PROPERTIES

Beginning North 89°54' East 2346.44 feet and South 00°06' East 690.95 feet from the Northwest corner of the E.M. White Donation Land Claim No. 48, Township 11 South, Range 3 West; thence South 00°06' East 907 feet more or less to the North line of that property conveyed to Raymond E. Thogerson and Frances D. Thogerson by deed recorded November 21, 1951 in Book 224, Page 445, Deed Records for Linn County, Oregon; thence North 89°58' East 345.85 feet; thence North 01°25' West 910 feet, more or less, to the South line of that property conveyed to Linn Post No. 584 Veterans of Foreign Wars of the United States by deed recorded May 28, 1958 in book 259, Page 577, Deed Records for Linn County, Oregon; thence South 89°54' West 331.51 feet to the point of beginning.

EXCEPT THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records for Linn County, Oregon.

ALSO:

Beginning at the Northeast corner of Lot 23, Block 4, east Albany Walnut Tracts in Section 9, Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, being the Northwest corner of that property conveyed to Alvia F. Morris by deed recorded August 3, 1964 in Book 304, Page 42, Deed Records; thence along said North line South 74°04' East 119.65 feet to the Northwest corner of that property conveyed to William A. Matlock by deed recorded July 3, 1957 in Book 255, Page 121, Deed Records; thence along said North line and North line prolonged South 58°24' East to the Northeast corner of that property to Eldon Jarstad et ux, by deed recorded August 28, 1951 in Book 223, Page 91 Deed Records; thence North to the Southeast corner of that property conveyed to Frank J. Plattner by deed recorded September 16, 1948 in Book 204, Page 57, Deed Records; thence following said South line to the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence South along the East line of East Albany Walnut Tracts to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records.



LEGAL DESCRIPTION OF
EATC & LANGE ESTATE PROPERTY

THAT PART OF THE EDWARD N. WHITE DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF LINN, STATE OF OREGON, DESCRIBED AS FOLLOWS; BEGINNING SOUTH 6° 00' EAST 37.64 FEET AND SOUTH 58° 24' EAST 244.98 FEET FROM THE SOUTHEAST CORNER OF THE EAST ALBANY WALNUT TRACTS AND SAID BEGINNING BEING IN THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 58° 24' EAST ALONG THE CENTER OF LINN COUNTY ROAD, 189.0 FEET; THENCE NORTH 0° 02' WEST 268.97 FEET; THENCE NORTH 58° 24' WEST 189.0 FEET; THENCE SOUTH 0° 02' EAST 268.97 FEET TO THE POINT OF BEGINNING.

EXCEPT A STRIP 20 FEET WIDE ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY FOR ROAD PURPOSES, AS DISCLOSED BY DEED FROM ROPP TO JARSTAD RECORDED IN BOOK 223, PAGE 91, DEED RECORDS IN LINN COUNTY, OREGON.

APN: 0110862

Property Address: 3949 SPICER DR SE, ALBANY, OR 97322



LEGAL DESCRIPTION OF
M. ROPP PROPERTY

Beginning at a 5/8" iron rod at the intersection of the East line of the West half of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn and State of Oregon, and the center line of the county road, said rod being also South 6°00' East 37.64 feet and South 58°24' East 840.19 feet from the Southeast corner of Tract 23 of East Albany Walnut Tracts; and running thence North 0°02' West, along the East line of said West half of Donation Land Claim No. 48, a distance of 482 feet to a 3/4" pipe; thence South 89°58' West 345.85 feet to a 3/4" bolt in the center line of proposed road; thence South 0°02' East 268.97 feet to a 3/4" rod in the center of the aforementioned county road; thence South 58°24' East, along said center line, 406.21 feet to the place of beginning.

EXCEPT the West 20 feet of the above described tract to be used for a roadway.



LEGAL DESCRIPTION OF
G. ROPP PROPERTY

Parcel 2 of PARTITION PLAT NO. 2022-68, recorded July 22, 2022 as Document No. 2022-13165, in the County of Linn, State of Oregon.



LEGAL DESCRIPTION OF
REDIGER PROPERTIES

PARCEL 1, PARTITION PLAT 2022-68, Partition Plat Records of Linn County, Oregon.

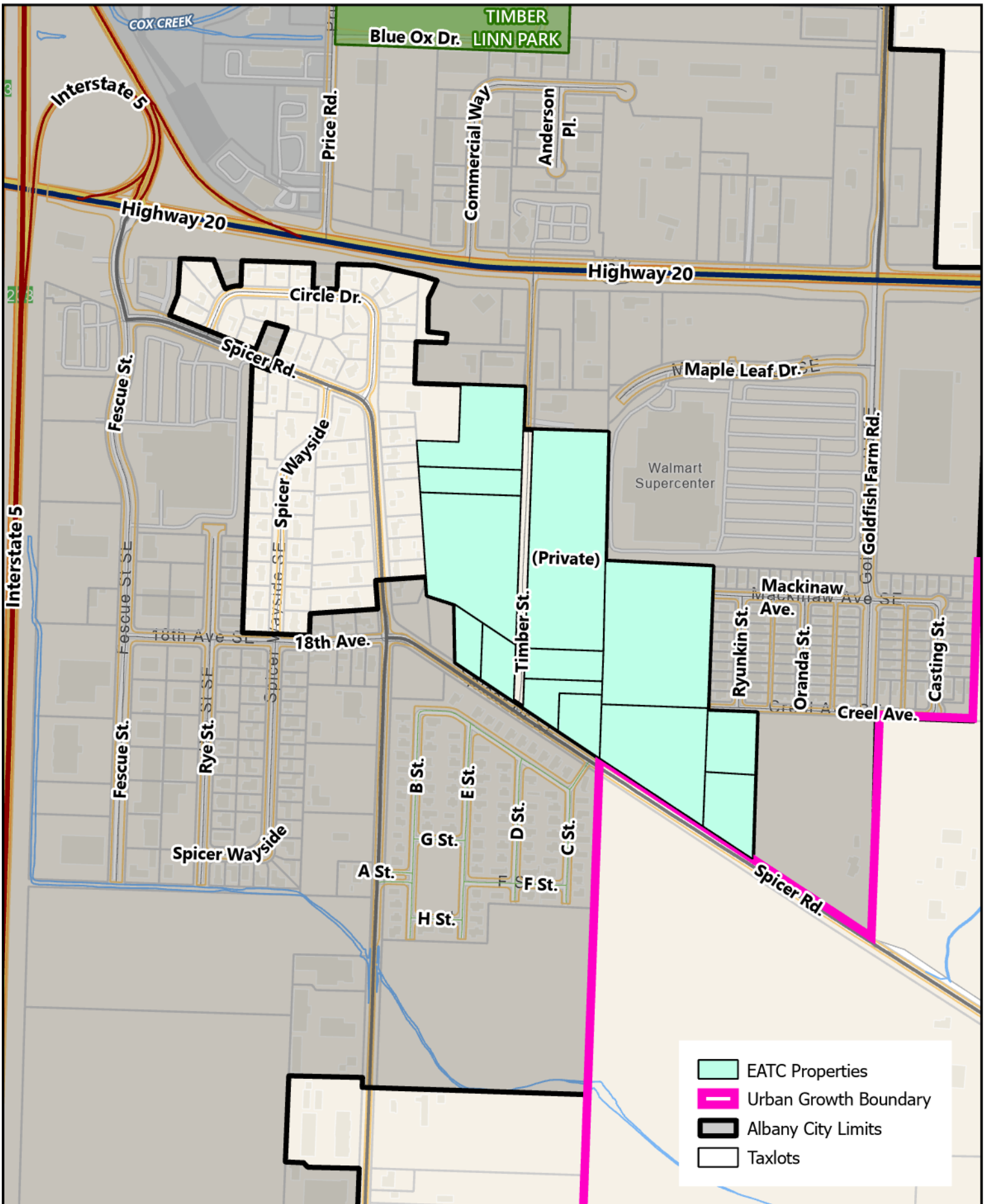
ALSO:

PARCEL 1, PARTITION PLAT 1998-38, Partition Plat Records of Linn County, Oregon.



LEGAL DESCRIPTION OF
AERNI PROPERTY

Parcel 2 located on partition plat no. 1998-38
which is in the southeast quarter of section 9,
township 11 south, range 3 west, Willamette
Meridian, in Linn County, Oregon



G:\Community Development\Planning\Land Use Cases\2025\Amecation (AN)\AN.01.25 et al\Location_Map.aprx



0 250 500 1,000 Feet

Date: 1/21/2026 Map Source:

East Albany Town Center

Location Map



MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager
Paul Trombino III, Public Works Director

FROM: Robb Romeo, Transportation Manager

DATE: April 2, 2026, for the April 6, 2026, City Council Work Session

SUBJECT: Approve an award of Contract for Runway 16-34 Rehabilitation and REIL Installation at Albany Municipal Airport and Application for FAA Grant Funding and Required Local Match

Purpose:

Staff recommends that Council authorize, by resolution, to approve an award of contract to Wildish Construction Company for the Runway 16-34 Rehabilitation and REIL Installation at the Albany Municipal Airport for \$484,211.00 if no written protests are received; authorize the Public Works Director to execute a contract with Wildish Construction for \$484,211.00; and approve the award for Federal Aviation Administration grant funds and required local City match.

Background/Discussion:

The Federal Aviation Administration (FAA) has a unique process for awarding funding for major capital projects that is different from the City grant process. The FAA works with several funding sources and attempts to fund as many capital projects across the Northwest region as possible from available funds. Thus, they wait until projects are bid before the grant process begins in order to know the precise dollar amounts involved. Compared to the typical City grant process, these steps are out of order.

As the sponsor of the Albany Municipal Airport, the City is allocated funding each year from the federal government for capital improvements. This funding is called the Non-Primary Entitlement and is currently set at \$150,000 per year. The City may choose to spend these funds annually or may accumulate all or part of the Entitlement funds for up to three consecutive years and combine the funds in order to complete a larger capital project. FAA Discretionary funds are also available, and these funds are awarded on a competitive basis. Runway 16-34 Rehabilitation and REIL Installation project will be a combination of Entitlement and Discretionary funds, along with a required five percent local match.

The project will provide rehabilitation of the Runway 16-34 pavement and a portion of the connector taxiways including removal of existing markings, crack sealing, surface seal coat,

and new pavement markings. The last pavement rehabilitation of Runway 16-34 occurred in 2010 and included a nominal three-inch HMA overlay (runway was originally constructed in 1959). The PCI value for the Runway in 2024 was 89 and forecast to be 83 by 2029. Visual observation and pavement age since the last rehabilitation indicates the timing is right for a crack/surface seal project. In addition, the existing Runway 16 and Runway 34 REILs have reached the end of their design life and require repairs by the City.

The Runway 16-34 Rehabilitation and REIL Installation project at the Albany Municipal Airport was advertised using a competitive invitation to bid procurement process, on March 9, 2026, and opened on March 31, 2026. The bid tabulation (contractor names and the itemized amount bid) was posted on the City website and the low bid will be communicated to the FAA per purchasing and grant requirements. After a seven-day protest period, the City may award a contract to the responsive, responsible, low bidder. The next step is for the City to apply for the grant and request authorization to receive the grant funds and award the contract.

Strategic Plan Impact:

This contracting process aligns with the Strategic Plan themes A Safe City and An Effective Government.

Budget/Staff Impact:

The Runway Rehabilitation and REIL Installation project is estimated to cost \$700,000. The available federal funding through the FAA is anticipated to cover ninety-five percent (95%) of the project cost with Albany responsible for the five percent (5%) local match amount, \$35,000. With an additional Critical Oregon Airport Relieve (COAR) grant of ninety percent (90%), approved by the Oregon Department of Aviation, the City of Albany's local match will be \$3,500, and paid for from the Albany Municipal Airport capital budget 21140005. This account has adequate funds to pay the full five percent (5%) local match.

Staff Recommendation:

Staff recommend that Council:

- 1.) Approve an award of contract to Wildish Construction Company for the Runway 16-34 Rehabilitation and REIL Installation at the Albany Municipal Airport for \$484,211.00 if no written protests are received; and
- 2.) Authorize the Public Works Director to execute a contract with Wildish Construction Company for \$484,211.00; and
- 3.) Approve the Federal Aviation Administration grant award and required local City match.

Alternatives

- 1.) Do not approve an award of contract and FAA application for Runway 16-34 Rehabilitation and REIL Installation at the Albany Municipal Airport, as recommended.

Attachments:

1. Resolution



RESOLUTION NO. _____

A RESOLUTION OF THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AUTHORIZING THE CITY OF ALBANY TO APPROVE AN AWARD OF CONTRACT TO WILDISH CONSTRUCTION COMPANY FOR \$484,211.00 FOR AIRPORT RUNWAY 16-34 REHABILITATION AND REIL INSTALLATION AT THE ALBANY MUNICIPAL AIRPORT IF NO PROTESTS ARE RECEIVED; AUTHORIZE THE PUBLIC WORKS DIRECTOR TO EXECUTE A CONTRACT WITH WILDISH CONSTRUCTION COMPANY FOR \$484,211.00; AND APPROVE A GRANT AWARD FOR FEDERAL AVIATION ADMINISTRATION FUNDS AND A COMMITMENT TO PROVIDE THE REQUIRED LOCAL MATCH

WHEREAS, the City solicited bids using a competitive invitation to bid process that was advertised on March 9, 2026, and opened on March 31, 2026, for AR-26-01, Runway 16-34 Rehabilitation and REIL Installation; and

WHEREAS, this project received two bids, and the responsive, responsible low bidder was Wildish Construction Company, from Eugene, Oregon, with a bid of \$484,211.00; and

WHEREAS, after a seven-day protest period, ending April 8, 2026, with no protests received, the City may award a contract to the low bidder; and

WHEREAS, the City of Albany is eligible to receive Federal Aviation Administration (FAA) grant funds; and

WHEREAS, application and approval of the FAA is required before use of the grant funds on capital projects for the benefit of the Albany Municipal Airport; and

WHEREAS, acceptance of the funds will allow for a slurry seal coat, new pavement markings and the installation of new REIL lighting which is estimated to cost \$700,000; and

WHEREAS, the FAA is anticipated to cover ninety-five percent (95%) of the project cost, and a five percent (5%) local match is required; and

WHEREAS, the City of Albany has accepted a Critical Oregon Airport Relieve (COAR) grant to fund ninety percent (90%) of the required match; and

WHEREAS, this application for Federal Aviation Administration funding will request \$700,000 for costs associated with construction and engineering services with a COAR grant covering \$35,000 of project costs and the City of Albany required local match of \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council accept the bid and approve a contract award to Wildish Construction Company, after a seven-day protest period, with no protests received, for AR-26-01, Runway 16-34 Rehabilitation and REIL Installation; and

BE IT FURTHER RESOLVED that the Public Works Director is hereby authorized to sign a contract with Wildish Construction Company., for \$484,211.00; and

BE IT FURTHER RESOLVED that the Albany City Council hereby approves and endorses the submittal of a grant application to the Federal Aviation Administration for the purpose of AR-26-01, Runway 16-34 Rehabilitation and REIL Installation.

DATED AND EFFECTIVE THIS 6TH DAY OF APRIL 2026.

Mayor

ATTEST:

City Recorder



TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Kayla Barber, Deputy City Manager

DATE: March 24, 2026, for the April 6, 2026, City Council Work Session

SUBJECT: Contract Increase Award Monday.com

Purpose:

Approve a contract amendment exceeding 10 percent of the original contract amount and authorize the contract increase for additional monday.com software licenses purchased through SHI under an existing cooperative agreement.

Background/Discussion:

Earlier this year, the City rolled out monday.com as a project management and workflow platform to support staff operations across departments. Alongside, process improvement tools such as process mapping and review, the platform is used to improve efficiency, transparency, project coordination, and internal workflows by providing a centralized system for task management, project tracking, and process standardization.

Following a successful launch with initial users that saw over 200 processes built out in Monday.com, additional user-groups have now asked to be added to the platform to address automation and process improvements in their work areas. Examples of process improvements to date include, but are not limited to:

- Streamlining and automating portions of the employee onboarding process,
- Improved tracking of council meeting planning,
- Automation of multiple internal and external forms,
- Enhanced grants tracking and application development, and
- Streamlining and automating the annual event planning cycle.

Additional licenses will support projects such as the development of a more collaborative and efficient capital project management process, enhancements in administrative and clerical work performed across all user groups, streamlining of development and planning processes, and more.

The original contract, executed June, 2025, for monday.com licenses was procured through a cooperative purchasing agreement with OMNIA Partners, Contract #2024056-02, and procured through an authorized vendor, SHI. The current contract total is \$238,441.08 split over a four-year period.

As organizational use of the platform has expanded, additional licenses are required to support continued adoption and operational needs across departments. The City currently has 100 licenses in use. Staff anticipates the near-term purchase of 50 additional licenses, with the potential to purchase up to 100 additional licenses total over the remaining term of the contract.

The estimated cost for up to 100 additional licenses is up to \$196,879.53 split across the four-year life of the contract. Final costs are not exact because monday.com licenses are prorated based on the timing of purchase during the contract term, and pricing may vary depending on when licenses are added. Staff will phase onboarding of the additional licenses to balance meeting organizational needs with ensuring the City does not take on additional costs before it needs to.

This contract increase will exceed 10 percent of the original contract amount and will result in a total contract value exceeding \$250,000, which requires City Council approval.

The continued expansion of monday.com supports organizational efficiency, improved project visibility, standardized workflows, cross-departmental collaboration, and increased transparency in project and work management.

Strategic Plan Impact:

The purchase of the software aligns with the City’s Strategic Plan Theme, An Effective Government, as it supports process improvements and automations that in turn allow the City to reallocate staff time to other council priorities and projects.

Budget/Staff Impact:

Additional licenses in the current biennium will hit the citywide software budget utilizing savings from some other projects and will be incorporated in the budget recommendation moving forward.

Staff Recommendation:

Staff recommends that the City Council authorize, by motion, a contract amendment to increase the total contract value in excess of 10 percent of the original contract amount and approve an increase of **up to \$196,879.53** across the four-year period, resulting in a revised contract total exceeding \$250,000, for monday.com licenses procured through SHI under the OMNIA cooperative agreement.

Alternatives:

1. Approve the additional licenses,
2. Approve some lesser amount of licenses,
3. Do not approve any licenses.