

ALBANY CITY COUNCIL AGENDA

Wednesday, April 22, 2026
6:00 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. Recommendation(s) to OLCC [Page 3]
 - 1) Approve retail on premises sales and consumption license, retail off premises sales manufacturing and production liquor license for JTHO, LLC., DBA Titan Valley Brewing, located at 212 1st Ave SE.
- b. Award of contract(s) / bid(s)
 - 1) Award of contract for ST-26-01, 2026 Slurry Seals to Pave Northwest, Inc. of Marcola, Oregon – Staci Belcastro [Pages 4-7]

4. Presentations and Ceremonies

- a. Presentation by CHANCE Recovery – Emma Deane [Pages 8-22]
- b. Presentation by Albany Police Diversity Alliance and Advisory Team (DAAT) – Marcia Harnden, John Philips and Beth Huber [Pages 23-33]
- c. Presentation by Oregon Law Center [Verbal]

5. 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.*

albanyoregon.gov

3- *Appear in person at the meeting and register to speak using the sign-up sheet on the table.*

- a. Economic Improvement District (EID) – First Public Hearing – Jeanna Yeager [Pages 34-36]

The staff contact for this public hearing is: Jeanna.Yeager@albanyoregon.gov

6. Public Comment

7. Business from the Council

8. City Manager Reports

9. Next meeting dates

~~Monday, May 11, 2026; 4:00 p.m. work session~~ **Cancelled**

Wednesday, May 13, 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.




MEMO



TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Marcia Harnden, Chief of Police 

DATE: March 9, 2026, for the April 20, 2026, City Council Meeting

SUBJECT: Retail On-Premises Sales and Consumption, Retail Off-Premises Sales, Manufacturing and Production Liquor License Application for JTHO, LLC., DBA Titan Valley Brewing, Located at 212 1st Avenue SE

Action Requested:

I recommend the retail on-premises sales and consumption, retail off-premises sales, manufacturing and production liquor license application for JTHO, LLC., DBA Titan Valley Brewing, located at 212 1st Avenue SE, be approved.

Discussion:

JTHO, LLC., DBA Titan Valley Brewing has applied for a retail on-premises sales and consumption, retail off-premises sales, manufacturing and production liquor license. Based on the completed application and approval from the Albany Police Department, JTHO, LLC., should be approved for the license.

Budget Impact:

None

ML:rj





TO: Albany City Council

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

FROM: Staci Belcastro, P.E., City Engineer
Andrew Monaco, Civil Engineer I

DATE: April 7, 2026, for the April 22, 2026, City Council Meeting



SUBJECT: Award of Contract for ST-26-01, 2026 Slurry Seals

Purpose:

Consider awarding a contract for ST-26-01, 2026 Slurry Seals to Pave Northwest, Inc., of Marcola, Oregon.

Background/Discussion:

On April 7, 2026, bids were opened for ST-26-01, 2026 Slurry Seals. There were 4 bids submitted for this project, ranging from \$317,900.00 to \$409,375.00. The Engineer’s estimate was \$400,000.00. A bid summary is provided as Attachment 1.

The scope of this project includes placement of slurry seal on local streets in various neighborhood locations. Application of slurry seal is a cost-effective way to provide a new wearing surface and extend the life of asphalt. Slurry seal is generally applied to residential streets and pavement surfaces that are between 10 to 20 years old with lower traffic volumes. A vicinity map showing the streets included in the project scope is included as Attachment 2.

Based on the project bid and anticipated related costs, a summary of the total estimated project cost is shown in the following table. Amounts are rounded to the nearest \$100.

Project Components	Estimated Cost
I. Engineering Costs	
a. Design Engineering	\$30,000
b. Construction Inspection	\$25,000
<i>Engineering Subtotal</i>	\$55,000
II. Construction Costs	
a. Construction Contract	\$317,900
b. Construction Contingency (10%)	\$31,800

c. Other Construction Costs (Testing, etc.)	\$10,000
<i>Construction Subtotal</i>	\$359,700
<i>Total Estimated Project Cost</i>	\$414,700
<i>Project Budget</i>	\$500,000
<i>Under/(Over) Project Budget</i>	\$85,300

Strategic Plan Impact:

Construction of this project meets Goal 2: Provide an efficient transportation system with safe streets and alternative modes of transportation, found under the Great Neighborhood theme in the city’s adopted strategic plan.

Budget/Staff Impact:

This project will be funded from the Street Capital and Restoration fund.

Staff Recommendation:

Staff recommends that council, by motion, award this contract in the amount of \$317,900.00 to the low bidder, Pave Northwest, Inc., of Marcola, Oregon.

Alternatives:

- 1. Award the contract as recommended.
- 2. Do not award the contract.

Attachments:

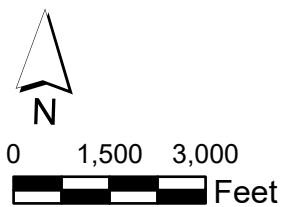
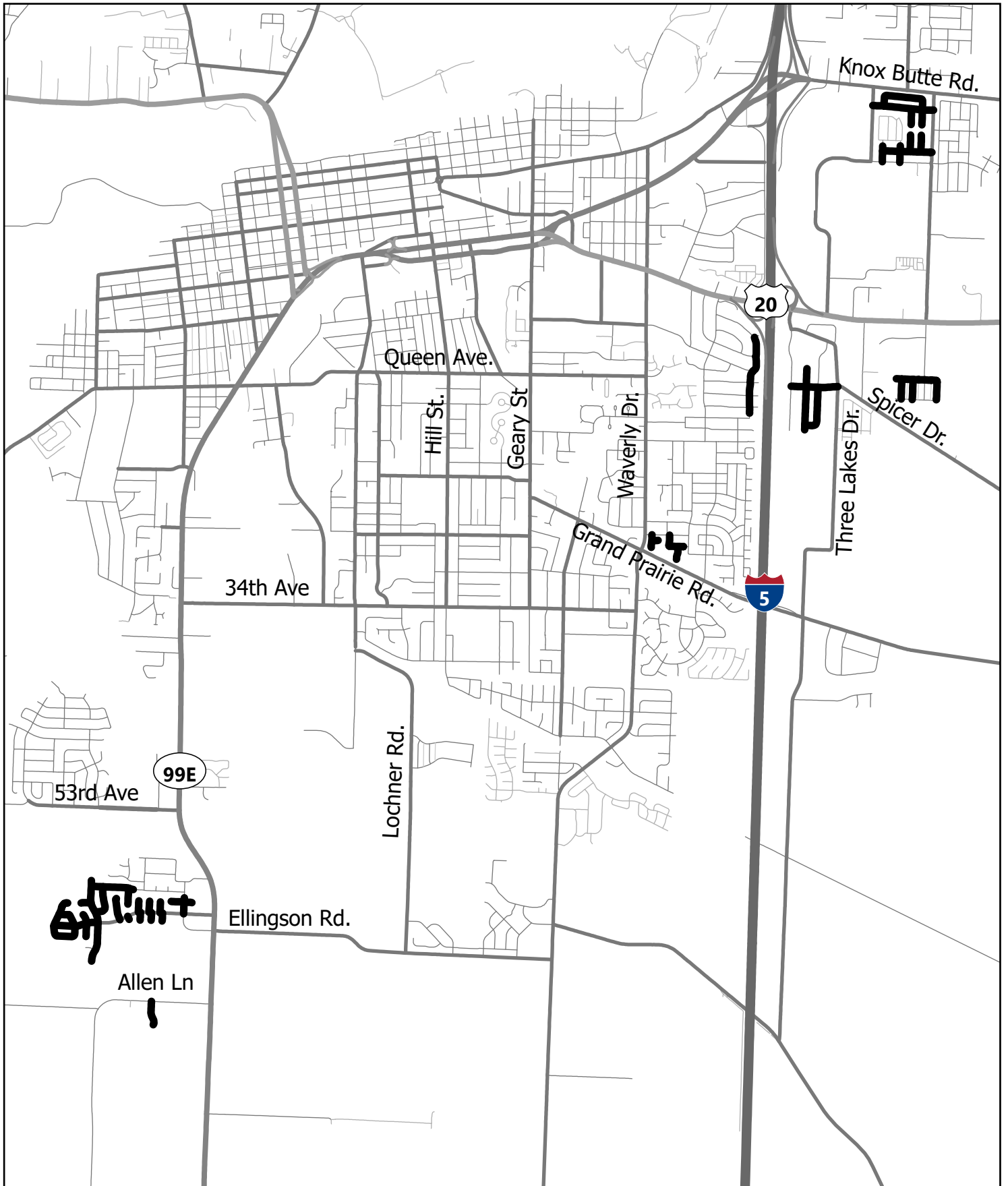
- 1. Bid Summary
- 2. Project Vicinity Map

Project: ST-26-01, 2026 Slurry Seals

Bid Opening: April 7, 2026


Attachment 1

Engineer's Estimate	Pave Northwest, Inc. (Marcola, OR)	Doolittle Construction LLC (Snoqualmie, WA)	VSS International, Inc. (West Sacramento, CA)	Blackline Inc. (Vancouver, WA)
\$400,000	\$317,900	\$349,000	\$389,325	\$409,375



ATTACHMENT 2
ST -26-01, 2026 SLURRY SEALS
PROJECT VICINITY MAP

Legend

 Slurry Seals

7

CHANCE Recovery

presented by Emma Deane





Albany Office

- Open Monday – Friday 9am – 5pm
- We provide peer support to anyone in our community
- Serving between 60-90 individuals daily
- We utilize our building as a warming and cooling center year-round
- Our building is used every weeknight and during the weekends to host different support groups for the community such as NA, AA, Wellbriety, and GA meetings
- Adult education services provided



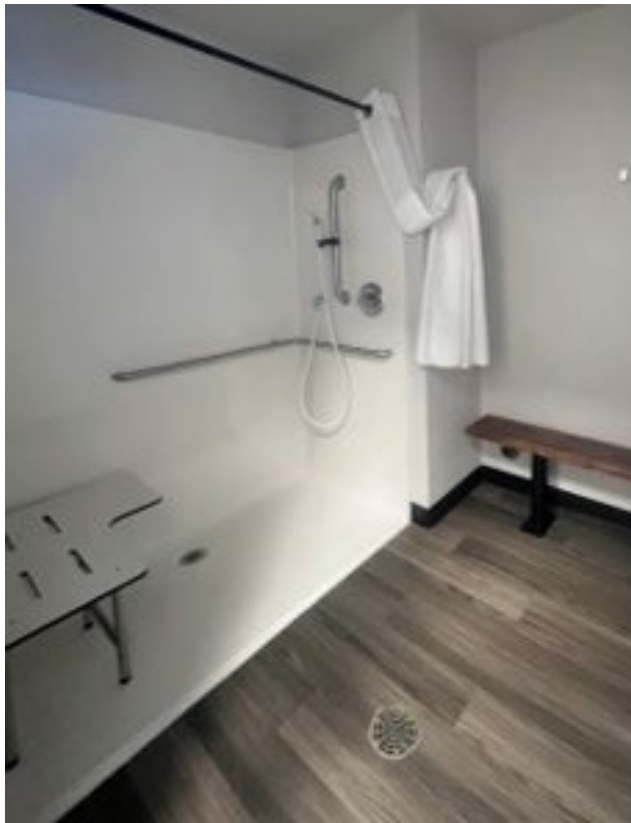
Peer Support

- Our peer support staff have lived experience in either mental health, recovery from addiction, or both, allowing them to walk alongside our peers to provide support
- We transport individuals to and from appointments, such as detox, treatment, medical, and mental health
- Our team will always do our best to do a warm hand-off to other agencies and we try to always be waiting on the other side of a step taken
- Our peer support staff helps with referrals and resource navigation
- We help individuals obtain needed documents such as IDs and birth certificates, which we were recently awarded a grant to assist with
- Our team helps with employment support, such as resume building, job applications, interview clothing, and transportation assistance
- Our team also assists peers with finding housing opportunities and filling out applications.



Services at our Albany Office

- Showers
- Laundry
- Meals (M-F breakfast & lunch)
- Transportation
- Education
- Dental and Medical
- MAT services through Ideal Option





Medical and Dental Resources at CHANCE

- With the help of Samaritan's Care Hub team, CHANCE operates a 5-room medical respite facility located on site at 2nd CHANCE Shelter.
- Samaritan Medical Mobile Bus provides services at our office and our shelter.
- IHN clinic provides services, such as OHP navigation and connection to primary care, at both of our sites and partners with us on outreach.
- Community Health Centers of Benton and Linn Counties provides dental care at our office.





Street Outreach and Overdose Prevention



- We are proud to have our amazing street outreach team, who are dedicated to meeting people where they are, providing medical, substance use, and mental health referrals to unsheltered individuals and families in our community.
- CHANCE distributes Narcan, hygiene kits, food, water, and other essential survival.
- Our outreach team partners with Ideal Options, IHN clinic, and first responders.
- CHANCE's goal is to make these resources more accessible to peers by removing barriers and building rapport.



2nd  CHANCE Shelter

- Low and high barrier dorms, 5 family rooms, medical respite facility
- Year-round warming and cooling center
- 3 meals served per day, shower and laundry facilities



Shelter Services

- While staying at the shelter, peers have access to peer support, 24-hour staff, case management, housing and employment support, essential needs, mental health and substance use treatment referrals, and more.
- Throughout the winter, 2nd CHANCE Shelter has had a full low barrier dorm (42 beds) and regularly has overflow staying in the warming center at night. During the summer, we have also been experiencing high numbers, which is not usual in warmer weather.
- In addition to our low barrier facility, our high barrier dorm has 110 beds, and we have 5 family rooms as well as 5 respite beds. We are almost always full.

This year so far:



**388 Clothing
Closet Visits**



**18,860 Meals
Served**



1,713 Showers



**643 Loads of
Laundry**



**4,589 Check-ins
(Albany Office)**



Recovery Support through **CHANCE** this year:

224 Peers assisted with housing (this includes assisting peers with contacting housing resources, filling out applications, and following up)

121 Peers medically assisted or provided referrals at our sites

76 Peers engaged with detox treatment (this includes both appointments for intakes and admissions at detox)

55 Peers accessed A&D treatment

47 Peers received employment support

4 families have transitioned from our shelter to stable housing



Community Engagement

- Albany Police Department
- Albany Fire Department
- Community Services Consortium
- IHN and Samaritan
- Linn Benton Food Share
- Other local non-profits



Bridges to Recovery

CHANCE is proud to celebrate our 20th year in operation as a resource for people seeking recovery from addiction.

The purpose of this event is to allow a community that often exists in the background to take center stage.



We celebrate the progress of those who have made it into recovery. We also honor individuals who didn't survive addiction, or who are still living with it.

At CHANCE, we know it takes a whole community to support each other. We honor that truth by stretching interlocked hands across the bridge, reminding each other that we are all in this together.



Current Needs

We recently received a 14% cut in funding from our largest source. Fortunately, we did not have any staff or program cuts.

However, we are looking for general operating funds to supplement this change and better support current and future staff.

We are looking to fund the purchase of our shelter for much needed maintenance and repairs to the facility.

Another major way to help CHANCE sustain our capacity is through donations of in-kind goods, such as ground coffee, laundry soap, individual snacks, bottled water, hygiene supplies, paper cups, etc.

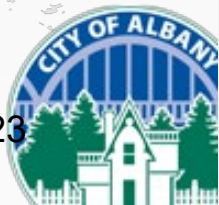
CHANCE is fortunate to have an uplifting community, strong partnerships, and a dedicated team of people who support what we do.





Thank you

Albany Police Diversity Alliance & Advisory Team

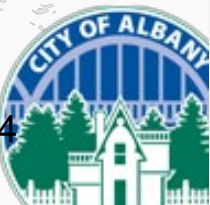


Background & Purpose

We established the DAAT in July of 2020 using the 21st Century Policing

Model specifically for their objective:

**"Build trust through open, honest discussions between community
and police."**

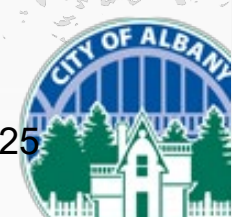


21st Century Policing Model

Building Trust, Accountability, and Community Partnership

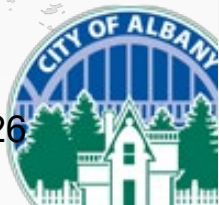


Background & Purpose



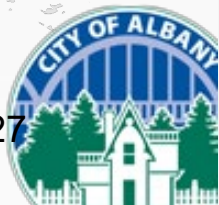
Mission

“To strengthen the relationship between the Albany Police Department and the community through trust, respect, and mutual understanding. We do this by establishing an environment that promotes honest dialogue, mutual respect, education, and partnership.”



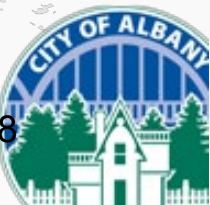
Core Values

- Open conversations
- Collective honesty
- Respect & empathy
- Compassion
- Acceptance of diverse experiences
- No assumptions about intent
- Courage & humility
- Mutual trust
- Effective communication
- Focus on controllable impact



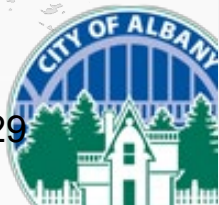
Team Commitments

- Commitment to five meetings per year with shared leadership and structured agendas.
- Regular community and internal activities for continuity and communication.
- Building interpersonal relationship among members to develop trust.



Team Members

- John Phillips IV (Co-Chair)
- Lisa Avery
- Stacey Bartholomew
- Marci Beltran
- Heather Carmichael
- Kelsey Nava-Costales
- Jason Dorsette
- Nancy Greenman
- Lisa Walker
- Earlean Wilson Huey
- Marcia Harnden
- Jerry Drum
- Buck Pearce
- Steve Corder (Co-Chair)
- Gabe Flores
- Gina Bell
- Tara Williams
- Beth Huber
- Laura Hawkins



Impact & Vision

- Inspires ongoing trust & communication,
- Acts as a model of transparency and collaboration.
- Ensures marginalized voices are heard and integrated in policing.



Successes



- Creation of bias crime and bias incident response model that is considered by the ODOJ Civil Rights Section as a best practice within the State of Oregon.
- Opened lines of communication regarding immigration enforcement.
- Participation in hiring and promotion boards.
- Community networking and relationship building.
- Critical incident response, information sharing and support.

Successes

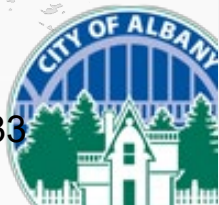


- First ever inaugural MLK walk on January 19, 2026.
- Coffee with a Cop / Pride / Juneteenth events
- Consistent direct communication through many phone calls and in person discussions.

Questions?

Visit the DAAT Page

[Albany Police Diversity Alliance and Advisory Team](#)





TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Jeanna Yeager, Finance Director

DATE: April 9, 2026, for the April 22, 2026, City Council Meeting

SUBJECT: Economic Improvement District (EID) – First Public Hearing

Purpose:

To conduct the first public hearing on the proposed renewal of the Economic Improvement District (EID) for downtown Albany.

Background/Discussion:

The City of Albany has maintained an Economic Improvement District (EID) for more than 17 years to support enhanced services in the downtown core. The current EID is set to expire on June 30, 2026.

The Albany Downtown Association (ADA), in coordination with affected stakeholders, is proposing renewal of the EID for a three-year period beginning July 1, 2026, through June 30, 2029. The EID provides funding for services administered by the ADA, including economic vitality efforts, event programming, beautification, and business support.

Pursuant to Oregon Revised Statutes (ORS 223.112–223.132), the City is required to hold two public hearings prior to forming or renewing an EID.

An informational letter was sent to affected property owners outlining the proposed district, services, and assessment approach. In addition, formal notice of the public hearings was posted on April 3, 2026, in accordance with ORS requirements.

The first public hearing is intended to receive input from property owners and the public regarding the proposed district. A second public hearing will be scheduled prior to Council consideration of the ordinance to establish the EID.

A copy of the Albany Downtown Association (ADA) informational letter is included as an attachment to this staff report.

Failure to renew the EID would result in a reduction or elimination of services currently provided by the ADA in the downtown area.

Strategic Plan Impact:

The EID supports the City’s strategic priorities related to economic development, downtown vitality, and community livability by providing dedicated resources for business support and place-based improvements.

Budget/Staff Impact:

The EID is funded through assessments on properties within the district boundary and does not rely on General Fund resources. City staff time is required to administer the formation process and coordinate with the ADA.

Staff Recommendation:

Conduct the first public hearing and receive testimony on the proposed Economic Improvement District.

Alternatives:

1. Conduct the public hearing and provide direction to staff regarding the proposed EID.
2. Modify the proposed district or timeline and direct staff to return with revisions.
3. Discontinue the EID renewal process.

Attachments:

- A. Albany Downtown Association (ADA) Informational Letter to Property Owners



March 17, 2026

Dear Property Owners,

The Downtown Albany Economic Improvement District is up for renewal this year. Our downtown continues to evolve, becoming an increasingly vibrant destination for specialty shopping and entertainment. Since its establishment in 1986, the Economic Improvement District has served as a vital funding source for the Albany Downtown Association (ADA). This program enables the ADA to fulfill its mission of promoting economic growth and preserving the vitality of historic Downtown Albany.

The EID automatically renews, so you don't need to take any action to continue to help our efforts to promote economic development and community-centered activities Downtown. No changes to the assessment methodology are proposed.

- The rate for all commercial and multi-family properties will remain at \$0.80 per \$1,000 of total real market value.
- Each property will have a minimum fee of \$50 and a maximum fee of \$500 a year.
- For owners with multiple properties, the total fee will be capped at \$750 per ownership a year.
- Owner-occupied residential properties are exempt (rate is \$0).

If you own an owner-occupied residential property, please contact our office to have it removed from the list.

The ADA has played a key role in recent revitalization efforts, working diligently to attract new businesses and services to the area. In addition, the ADA organizes numerous events and programs that enhance the downtown experience, including:

- Flower Basket Program
- Building & Business Mixers with City Officials
- Small Business Training and Seminars
- Downtown Halloween Trick or Treat
- Unwrapped Holiday Window Program
- Community Christmas Tree
- Twice Around the Block Christmas Parade
- Snowflakes & Street Lighting Program
- Patriotic Flag Displays
- Downtown Parklets
- Biannual Downtown Clean-Ups
- Crazy Daze Sidewalk Sale
- Small Business Saturday Events
- Easter Scavenger Hunt
- Trick or Treat Scavenger Hunt

Thank you for your support of Historic Downtown. We look forward to continuing to work with you as the revitalization of the Downtown Albany Business district continues. If you have any questions, please feel free to call me or email.

Sincerely,

Trina Henderson

Trina Henderson
Executive Director, Albany Downtown Association
Executivedirector@AlbanyDowntown.com

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