

ALBANY CITY COUNCIL AGENDA

**Monday, February 23, 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 roll call
2. Public Comment
3. Strategic Planning Engagement Update- SSW Consulting [Verbal] Information/Presentation
4. Quarterly Financial Update- Jeanna Yeager/Jenn Ambuehl [Pages 2-8] Information/Presentation
5. Business from the council
6. City manager report
7. **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: Jenn Ambuehl, Budget Manager
Jeanna Yeager, Finance Director
Kayla Barber-Perrotta, Deputy City Manager

DATE: February 12, 2026, for the February 23, 2026, City Council Meeting

SUBJECT: Quarterly Financial Report

A handwritten signature in blue ink, appearing to be "Peter Troedsson".

Purpose:

The purpose of this report is to provide more frequent updates on the City’s financial performance. This report is intended to provide timely insights into key financial trends and help both the Council and the community understand how City resources are performing between budget cycles.

Background/Discussion:

During past budget processes, Council expressed interest in receiving regular financial updates outside of the biennial budget discussions. In response, staff developed the Quarterly Financial Report as a tool to share the City’s financial health in a clear, accessible format.

The report highlights major trends, fund performance, and emerging challenges and opportunities observed during the quarter. It is designed to be easily read and understood and can be shared with members of the public as an easy and insightful resource. Primary goals of this document include telling the story of what the City’s dollars are doing and why as well as providing transparency and education to the public about how resources are managed.

This is a recurring publication.

Strategic Plan Impact:

This report supports the effective government vision area as it increases transparency and supports financial accountability and fiscal stewardship by providing regular updates on the City’s financial condition.

Staff Recommendation:

This is informational only. No action is needed.

Attachments:

- 1. Quarterly Financial Report – Q2 FY2025/2026



CITY OF ALBANY, OREGON

Q2 2026 Financial Update

July 1-December 31 (Unaudited)

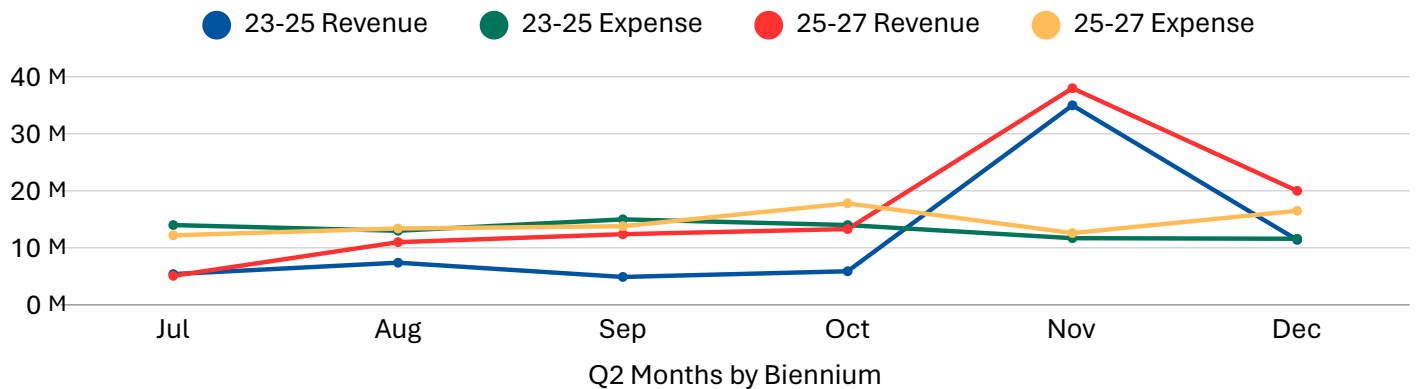
albanyoregon.gov

Citywide Executive Summary

The first six months of the biennium reflect heavy procurement workload, with the City’s procurement team already completing 82% of the total formal solicitations from the prior fiscal year. This is the result of increased project activity, process improvements that move contracts through more quickly, and smarter contracting strategies that reduce risk and exposure.

Looking ahead, the team is taking steps to ensure this momentum is sustainable. Proposed code amendments are being prepared for Council review to streamline contracting and procurement processes, including software renewals. These changes will allow the City to continue delivering projects on time while maintaining accountability and oversight.

Q2 Financial Overview: All Funds



Opportunities

- Staff is currently working on streamlining procurement and contracts requirements
- The City is launching new supervisor training and developing leadership/process improvement training for employees

Challenges

- Increased volume of programs and projects
- A number of new employees requires additional training and onboarding
- Extended delivery times on equipment purchases



Q2 2026 Financial Update

July 1-December 31 (Unaudited)

General Fund & Public Safety Levy

The General Fund is the primary operating fund for the City of Albany and includes Police, Fire, Library, Community Development, and other general governmental functions. It is funded through property tax, charges for services, franchise fees, the city services fee, and the public safety levy.

2023-25 vs. 2025-27 Q2 Actuals

Revenues	2023-25 Q2	2025-27 Q2
Property Taxes	\$27,261,388	\$27,997,200
Franchise/Privilege	2,330,852	2,791,055
Licenses & Fees	261,733	1,450,822
Intergovernmental	2,344,971	2,841,681
Charges for Services	1,980,511	2,234,958
Fines, Forfeitures & Assessments	356,084	805,506
Other Resources	211,890	212,264
Investment Earnings	22,640	1,228,662
Transfers In	2,265,024	2,015,653
Beginning Balance	-	-
Total Revenues	\$37,035,092	\$41,577,800
Expenditures	2023-25 Q2	2025-27 Q2
Personnel Services	\$19,220,489	\$22,145,061
Materials & Services	4,764,607	6,196,538
Capital Outlay	14,752	-
Transfers Out	2,171,173	2,508,648
Total Expenditures	\$26,171,020	\$30,850,246

General Fund performance remains on track with property tax revenues reflecting average growth. The apparent increase in licenses and fees is due to timing differences in revenue recognition between the bienniums and does not represent a true increase. Higher charges for services reflect fire and life safety fee adjustments implemented last year to better recover actual costs.

Personnel costs are trending higher due to anticipated cost of living and market adjustments and the impacts of the approved fire contract. Fire overtime is also elevated year-to-date; however, minimum staffing levels have recently been restored following extended vacancies, which is expected to reduce this usage. Additionally, three new firefighters are being added through overtime conversion, providing greater coverage for absences and further moderating overtime accrual. Materials and services are up year-to-date as projects advance more quickly through procurement due to recent process improvements.



Q2 2026 Financial Update

July 1-December 31 (Unaudited)

Parks & Recreation Fund

The Parks & Recreation Fund supports the operating costs and capital costs for the City’s parks and recreation programming, events, trails and park facilities. It is primarily funded through property tax, fees for services, and the city services fee.

2023-25 vs. 2025-27 Q2 Actuals

Revenues	2023-25 Q2	2025-27 Q2
Property Taxes	\$5,571,787	\$5,724,272
Licenses & Fees	237,237	823,695
Intergovernmental	-	-
Charges for Services	453,002	521,331
Other Resources	112,648	192,276
Investment Earnings	22,994	239,023
Transfers In	253,300	-
IntraFund Transfer	-	-
Beginning Balance	-	-
Total Revenues	\$6,650,968	\$7,500,596
Expenditures	2023-25 Q2	2025-27 Q2
Personnel Services	\$1,285,637	\$1,532,150
Materials & Services	2,592,673	2,925,654
Capital Outlay	1,009,271	646,598
IntraFund Transfer	-	-
Total Expenditures	\$4,887,581	\$5,104,403

The Parks & Recreation Fund is performing on track. The apparent increase in licenses and fees is primarily due to timing differences in revenue recognition between bienniums and does not reflect a true increase in revenue.

Personnel services reflect anticipated cost-of-living and market adjustments, as well as the addition of new positions approved in the adopted budget. This has allowed the team to be proactive in re-organizing to support current and future operations as well as to begin documentation and process improvement work. Materials and services expenditures are higher due to increased utility costs and expanded programming while performer costs have more than doubled over the last several years.

Capital outlay fluctuates year-over-year based on project type and timing. Major work in the second quarter includes completion of Lehigh Park, the City’s first sensory playground.



Enterprise Funds

The City has three enterprise funds: sewer, water, and stormwater. These funds are required to operate like a business meaning their revenues must cover their expenditures. Revenues in these funds come primarily from charges for services, system development charges, and permitting fees.

2023-25 vs. 2025-27 Q2 Actuals

Revenues	2023-25 Q2	2025-27 Q2
Sewer	\$2,590,601	\$12,640,869
Water	816,568	10,669,157
Stormwater	108,322	2,556,783
Total Revenues	\$3,515,491	\$25,866,808
Expenditures	2023-25 Q2	2025-27 Q2
Sewer	\$13,226,610	\$12,966,075
Water	8,523,635	9,256,244
Stormwater	1,287,528	2,117,947
Total Expenditures	\$23,037,773	\$24,340,266

Revenues and expenditures are on track for Q2 across all enterprise funds. Revenues over the biennium will continue to look higher than the prior biennium due to a change in reporting dates to align with accounting standards.

The second quarter reflects significant procurement work as projects ramp up. This includes procurements for the updated wastewater master plan and for a public engagement firm to assist with street maintenance outreach. The wastewater master plan will help the city determine long-term wastewater needs and will help determine where infrastructure investments need to be made in ensuing budgets.

The City also began execution of its Automated Meter Infrastructure (AMI) conversion (pictured left). This meter conversion will streamline the process for conducting monthly meter reads allowing for greater accuracy and will allow for real-time data to be shared with customers to help identify leaks or other usage issues.





Internal Services

Internal service funds are citywide services provided in support of the day-to-day operation of all departments including management, human resources, information technology, financial services, legal and council support. These funds are paid for by departments based on usage.

2023-25 vs. 2025-27 Q2 Actuals

Revenues	2023-25 Q2	2025-27 Q2
Central Services	\$4,895,443	\$6,339,425
Public Works Central Services	5,856,383	6,623,846
Total Revenues	\$10,751,825	\$12,963,271
Expenditures	2023-25 Q2	2025-27 Q2
Central Services	\$4,506,036	\$4,994,648
Public Works Central Services	5,331,356	6,334,932
Total Expenditures	\$9,837,392	\$11,329,581

Personnel remains the primary driver of central services expenditures and reflects anticipated cost-of-living adjustments. Overall spending remains in line with adopted budget projections.

Central services focused on strengthening organizational resilience through process improvement, strategic planning, and employee engagement. This included partnering with departments to map, document, and automate key processes to improve efficiency and prepare the organization for staff transitions. Areas addressed include special events, employee onboarding, and capital project planning.

Additionally, development of the City’s next strategic plan kicked off with visioning and engagement sessions. Efforts to support employee relations and mitigate turnover also continued, including successful negotiation of a new fire contract, rollout of Fierce Conversations training for supervisors, and rework of the employee performance management process.





Other Funds

2023-25 vs. 2025-27 Q2 Actuals

Revenues	2023-25 Q2	2025-27 Q2
Grants	\$1,379,302	\$936,467
Building Inspection	870,236	1,462,677
Risk Management	297,100	286,932
Economic Development	1,154,403	1,053,797
Public Transit	1,857,520	1,936,181
Capital Funds	504,690	320,410
Street	4,539,403	3,877,076
Debt Funds	1,479,116	1,734,938
Total Revenues	\$12,081,770	\$11,608,478
Expenses	2023-25 Q2	2025-27 Q2
Grants	\$1,846,863	\$2,771,931
Building Inspection	860,033	1,086,477
Risk Management	290,267	286,932
Economic Development	815,857	789,767
Public Transit	3,340,769	2,795,401
Capital Funds	213,536	978,388
Street	7,941,585	5,831,420
Debt Funds	350,048	287,586
Total Expenditures	\$15,658,958	\$14,827,902

This section includes the City’s non-major funds. These are largely special revenue funds where revenues are restricted to specific uses either by statute or policy.

The increase showing in building inspection is due to a change in how the City processes construction excise taxes (CET) which allowed the City to process the annual Greater Albany Public Schools CET in a timelier manner for 2026. The decrease in transit reflects one-time expenditures in the last biennium for the purchase of a new bus. This biennium reflects general operations.

The Street Fund reflects movement due to timing of capital projects. The second quarter saw completion of the Geary St. Safe Routes to School project (pictured below). This project filled sidewalk gaps between Grand Prairie Rd. and 34th Ave. where students has previously been walking in the roadway. This project was primarily funded through grants.

