



MINUTES

Wednesday, November 20, 2024
Meeting
Council Chambers, City Hall
Approved: **December 11, 2024**

Call to Order and Pledge of Allegiance

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

Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Matilda Novak, Steph Newton-Azorr, Ray Kopczynski (virtual), Jackie Montague, Marilyn Smith, and Ramycia McGhee

Councilors absent: None

Business from the Public

6:02 p.m.

Susan Leonard spoke in support of the Greater Albany Education Association.

Christine Ferguson, coordinator of the Veterans' Day parade, said no councilors or City leaders attended the Veteran of the Year banquet.

Linn County Sheriff Michelle Duncan, Emma Deane, the Executive Director of CHANCE, and Jon Phelps, the director of the Second Chance shelter, asked the council to expand the parking enforcement area to include Jackson Street near the Sheriff's office.

Lisa Grato, Executive Director of the Albany Downtown Association, gave an update on events downtown.

Adoption of Resolutions

6:15 p.m.

a. Ambulance service fee Increase
Fire Chief Chris LaBelle said that the ambulance service fee had not increased since 2019, and the goal was to be self-sufficient with annual increases linked to CPI. He referenced a new fee called a wall time fee, which accounts for ambulance time at a hospital before the hospital staff take over care.

Montague asked if it is common to index emergency services fees to CPI. LaBelle said it is not widely common, although Dallas, Oregon, does it.

MOTION: Montague moved to adopt the resolution. Kopczynski seconded the motion, which passed 6-0 and was designated Resolution No. 7368.

Award of Contract

6:20 p.m.

a. City fuel services and products
Finance Director Jeanne Yeager said contracts are being awarded to two companies, one for card-lock services and one for bulk fuel delivery services.

MOTION: Montague moved to adopt the resolution. Smith seconded the motion, which passed 6-0 and was designated Resolution No. 7369.

Approval of agreement

6:22 p.m.

a. IGA with Linn Benton Community College
Library Director Eric Ikenouye said the agreement would allow Albany Public Library to provide cataloguing service for some Linn Benton Community College items, which wouldn't take much staff time.
Smith asked what kind of items. Ikenouye said items that require some data entry to catalogue; mostly non-typical academic items.

Newton-Azorr asked if staff has done this with Linn Benton Community College before. Ikenouye said this was a new program with LBCC, but the City has had the same request from other smaller libraries in the consortium.



Newton asked if this initiative would take anything away from other library programs or activities. Ikenouye said it would not.

MOTION: Montague moved to adopt the resolution. Newton-Azorr seconded the motion, which passed 6-0 and was designated Resolution No. 7370.

Adoption of Consent Agenda

6:26 p.m.

- a. Resignation
 - 1) Accepting Jerred Taylor's resignation from the Budget Review Committee
- b. Approval of minutes
 - 1) October 23, 2024, City Council meeting
- c. Recommendations to OLCC
 - 1) Approve full on-premises commercial liquor license application for Indian Family Kitchen LLC, 641 Hickory St NW #160
 - 2) Approve retail off-premises liquor license application for Tienda La Paloma LLC, 1101 Santiam Rd SE
- d. Approval of contract amendment
 - 1) Cartegraph/OpenGov contract increase
- e. Acceptance of grant
 - 1) SHARE Initiative grant

RES NO. 7371

MOTION: Montague moved to adopt the consent agenda as presented. Smith seconded the motion, which passed 6-0.

Staff reports

6: 34 p.m.

- a. Award of OSFM Community Wildfire Risk Reduction grant

LaBelle said staff requested permission in June to apply for the grant and identified a project. He noted that the grant application was awarded for \$75,000 and permission to accept was needed.

MOTION: Councilor Newton-Azorr moved to adopt the resolution. Smith seconded the motion, which passed 6-0 and was designated Resolution No. 7372.

- b. Modification of existing access/utility easement through city property

Ruettgers showed a PowerPoint presentation.* He described the history of the initiative, saying that in June of 2020 the Council directed staff to work on an agreement with Sorte. He noted that there were some challenges with the previous easement, and Sorte had proposed a new easement alignment to sell the property. Ruettgers said that only one home can be built on the property, due to the open-space zoning, and being grandfathered before Measure 56.

Smith asked if the property is in the flood plain inventory. Ruettgers said that it is, and FIRM maps are sometimes not fully accurate. He shared that a small section of the property could be outside of the flood plain. Ruettgers said that any development on the property will also have to coordinate with the confederated tribes, for potential cultural resources on the property.

Ruettgers said that the proposed easement is likely the best alignment, and the applicant is working to address some concerns heard previously.

MOTION: Councilor Smith moved to direct staff to proceed to vacate the existing easement and establish the proposed easement, and to authorize the City Manager to execute the documents. McGhee seconded the motion, which passed 6-0.

Recess: The mayor recessed the meeting from 6:58 p.m. to 7:04 p.m.

- c. Disposition of real property at Ninth Avenue and Jackson Street **7:04 p.m.**

Ruettgers said that this agenda item was a follow up to one from September 25, 2024. It involves three light-industrial zoned parcels at 9th and Jackson. There are several ways to dispose of the properties. One option would be to declare them as surplus; another would be to do an RFP for the highest and best use; or the council could choose an Invitation to Bid process. Ruettgers said that the City is not required to dispose of the properties, but it is an option the Council can consider.

Montague asked if a zone change would include the whole area. Ruettgers said that it would need to be on a block level, to avoid spot zoning, and he would not recommend that the City initiate a zone change directly.

Newton asked what the fair market value of the properties is. Ruetters said the real market value is \$166,000, but it would be prudent to obtain a commercial appraisal before any potential disposition. Smith asked what a commercial appraisal would cost. Ruetters said he estimated between \$3,000 and \$4,000.

MOTION: Newton-Azorr moved to direct staff to get a commercial appraisal of the property and bring it back to a future council meeting. Kopczynski seconded the motion, which passed 5-1, with McGhee voting no.

Business from the Council

7:18 p.m.

Novak read a comment from a member of the public regarding Valliscor.

Smith said that expanding the parking zone on Jackson Street, following the earlier business from the public discussion, would be a good idea. Discussion of the boundaries of the parking zone took place. Code Compliance Officer Kris Schendel answered questions.

MOTION was made by Smith to direct staff to bring an ordinance expanding the existing parking enforcement area to include both sides of Jackson Street from the Pacific Boulevard overpass to south of 1117 Jackson Street to a future council meeting. Newton-Azorr seconded the motion, which passed 6-0.

City Manager Report

7:34 p.m.

City Manager Peter Troedsson said that the OpenGov contract is not a contract for hourly services, and the Scope of Work is descriptive. He also advised that the December 23, 2024 work session would be cancelled.

Next Meeting Dates

Monday, December 9, 2024; 4:00 p.m. work session
Wednesday, December 11, 2024; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Reviewed by,

Erik Glover
City Clerk

Peter Troedsson
City Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing cityclerk@albanyoregon.org.*