



## MINUTES

Monday, November 4, 2024

Work Session

Council Chambers, City Hall

Approved: December 11, 2024

### Call to Order

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

### Roll Call

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

Councilors absent: None

### Business from the Public

Councilor Marilyn Smith read a letter\* submitted by Kevin Goodrich about the process of giving public comment.

### Finance Policies – Investment, Risk Management

**4:03 p.m.**

Finance Director Jeanna Yeager introduced Deanne Woodring and Frank McDonnell from Government Portfolio Advisors. Woodring said they recommend one small change to the investment policy: increasing the average maturity from two years to two-and-a-half years.

Lorin Williams, Dave Nelson, and Jennifer King, of WHA, spoke about the risk management policy. WHA started working with the City at the end of May this year. They summarized the rate and experience changes for this year and answered questions.

The policies will come back to the Wednesday, November 6, 2024, council meeting for action.

### Republic Services Rate Increase

**4:23 p.m.**

Julie Jackson of Republic Services said Republic would like approval for a rate increase of 3.2%. Most of the increase is due to rising fuel costs.

Jackson said Republic Services will start a recycling modernization in July 2025. The new list of recyclables will be focused on packaging

Smith said Albany was the first city in Oregon to have a recycling center and the second to offer curbside recycling.

The rate increase will come back to the Wednesday, November 6, 2024, council meeting for action.

### Housing Implementation Plan Policy Discussion

**4:41 p.m.**

Planner II Beth Frelander presented slides.\* She said staff received feedback from the council just over a month ago, and hope to proceed with a public hearing next. She summarized the three policies intended to encourage the development of affordable housing:

- Construction excise tax for affordable housing
- Low-income housing tax abatement program
- Consideration of surplus City-owned land for housing

Frelander said the next step for the construction excise tax (CET) will be to amend the AMC by ordinance and then set the tax rate by resolution. Staff has added a completion reporting requirement to the policy. Frelander asked when the policy should go into effect.

Councilor Jackie Montague said the need to address housing solutions is urgent, so the policy should be implemented as soon as possible. Catlin said they can bring the necessary ordinance and resolution to the council December 11.

The council agreed to hear it on December 11.

Municipal Court Judge Contract

**4:56 p.m.**

Finance Director Jeanna Yeager said staff is asking for an increase in the judge's salary this year because of the expected increased volume of redlight camera citations. They will require the judge to schedule 15 hours a week, instead of the usual 10 hours.

The contract will come back to the Wednesday, November 6, 2024, council meeting for action.

OpenGov Contract Amendment

**4:59 p.m.**

Parks and Recreation Director Kim Lyddane said the City first started using Cartegraph (since renamed OpenGov) in 2008. Parks and Recreation is expecting several retirements soon and needs to start managing its assets in a database. The initial cost to add the parks and recreation module will be \$36,335, and it will cost \$24,875 annually after that.

Councilor Matilda Novak asked if using the program will save the City money. Lyddane said yes, it will save money. It will be worth \$25,000 in efficiency alone.

Montague said she thinks that's a fantastic price. She asked if the City has had any problems with the company in the past. Lyddane said she understands that it's a solid company.

The contract amendment will appear on the consent agenda for the Wednesday, November 6, 2024, council meeting.

Business from the Council

**5:11 p.m.**

Novak suggested letting people who are well off and want to help donate to a street maintenance fund, to help defray the cost for lower-income residents.

Smith said at the end of the summer break the council discussed a request to vacate an unused easement on Linn Avenue. She asked what needs to happen next. City Attorney Sean Kidd said the City can apply to vacate the easement, which would start the process.

Councilor Ray Kopczynski praised City staff for adopting the League of Oregon Cities' template for our transportation needs flyer.\*

City Manager Report

**5:15 p.m.**

City Manager Peter Troedsson said City Engineer Staci Belcastro is working on an application to vacate the easement Smith mentioned.

Next Meeting Dates

Monday, November 18, 2024; 4:00 p.m. work session

Wednesday, November 20, 2024; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 5:16 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse  
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](mailto:cityclerk@albanyoregon.org).*