



MINUTES

Monday, November 18, 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, Jackie Montague, Marilyn Smith, and Ramycia McGhee

Councilors absent: Ray Kopczynski was excused.

Business from the Public

There was none.

FEMA's Pre-implementation compliance measures

4:01 p.m.

Floodplain Manager Jennifer Cepello provided a PowerPoint presentation*. She summarized the history of the implementation plan and described the floodplain in Albany. She advised that FEMA's goal is to preserve and restore the floodplain. FEMA is mandating that cities select one of three options to meet that goal:

1. Adopt a model ordinance incorporating Endangered Species Act requirements into the floodplain development code
2. Permit by permit, require every permit applicant to complete a habitat assessment to prove no net loss
3. prohibit development entirely within the Special Flood Hazard Area

Staff recommends the permit-by-permit option.

Smith asked how much of the currently undeveloped Special Flood Hazard area is developable. Cepello said quite a bit of the land is developable, in Mennonite Village and other smaller parcels specifically. Smith asked if a decision to prohibit all development would be considered a taking.

Novak asked what a taking is. Kidd said it's a situation in which a governing body prohibits any development or use of someone's property. He said that if the model ordinance option was selected, and development was restricted for an excessive length of time, it could be regarded as a taking.

McGhee asked if the council's choice would be permanent? Cepello said it would be until FEMA's permanent implementation is complete in 2027.

Newton-Azorr asked when Benton and Linn counties would complete the remapping process? Cepello said Benton County is working to complete it now, and Linn County is not slated for remapping at this time.

The council directed staff to proceed with the permit-by-permit option.

Airport economic and fiscal analysis request for proposals

4:20 p.m.

Public Works Director Chris Bailey said her goal was to provide an informational update to the council, before a request for proposal is issued. She said much of the current activity at the Albany airport is private pilots or student pilots practicing. Airports should be financially self-supporting. Albany has been able to leverage state funds, and transient lodging tax has been used for capital improvements. In the most recent biennium, expenditures are rising faster than revenues, resulting in an operating deficit. At the last strategic planning session, the council added an objective to review the highest and best use of the airport. Staff will bring the resulting report to the City Council in spring or summer of 2025 for discussion and action. The report will detail options including: maintaining current operations; enhancing current operations, modification of use with possible non-aviation development, or closure and redevelopment.

Business from the Council

4:28 p.m.

Novak expressed concern about the possible move of Valliscor to Albany. City Attorney Sean Kidd said Valliscor's application is a staff level approval, but it could be appealed to the Planning Commission and the City Council, so it will be best to limit council discussion of the matter.

Bailey said that new businesses are evaluated under the industrial pretreatment program, in close coordination with the Department of Environmental Quality and Environmental Protection Agency.

City Manager Report

4:40 p.m.

There was none.

Next Meeting Dates

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

Monday, December 9, 2024; 4:00 p.m. work session

ADJOURNMENT

There being no other business, the meeting was adjourned at 4:40 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.*