



MINUTES

Wednesday, June 10, 2026

Meeting

Council Chambers, City Hall

Approved: June 24, 2026

Call to Order and Pledge of Allegiance

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

Roll Call

Councilors present: Mayor Johnson, and Councilors Carolyn McLeod, Marilyn Smith, Ramycia McGhee, Chris Van Drimmelen, Steph Newton, Michael Thomson

Councilors absent:

3. Adoption of consent agenda

- a. Approval of minutes
 - 1) May 27, 2026 city council meeting

MOTION: Thomson moved to adopt the consent agenda. Newton seconded the motion which passed 6-0.

Presentations and Ceremonies

6:01 p.m.

Presentation Family Tree Relief Nursery

Senior Director Renee Smith and Program Director Merideth Schrepfer presented on the mission of the organization and provided a handout*. The non-profit has been operating since 2004. The council asked questions and discussed the services provided.

If I Were Mayor Contest Winners

Mayor Johnson and Communications Manager Matt Harrington introduced the winners of the If I Were Mayor contest. The winners Alex and Addie presented their entries.

Presentation from the 2026 Albany Civic Leadership Academy Participants

Leslie, Coral and Allison (participants in the academy) presented *. The council asked questions and discussed the information.

Certificates and graduation gifts were provided to the academy participants.

Public hearing(s)

Community Development Block Grant (CDBG) 2026 Action Plan Hearing and Adoption

6:49 p.m.

Johnson opened the public hearing at 6:50 p.m.

Conflict of interest:

McLeod said that she had a potential conflict of interest to declare. A member of her campaign committee is a board member of one of the grant recipients. McLeod said that she is able to remain neutral as a member of council.

Newton said that she has a child that attends summer programs at the Boys and Girls Club.

Thomson said that the Albany Partnership for Housing received a grant, and he is on their board of directors.

Johnson said that he is on the board for the Oregon Cascades West Council of Governments and the Community Services Consortium.

Development Program Analyst Kaitlin Martin and Comprehensive Planning Manager Anne Catlin presented.

Martin said that a public hearing was required on the 2026 Annual Action Plan. A competitive grant process was used. Public services grants are limited to 15% of the allocation.

The council discussed the proposal, and provided comments of appreciation for the work of the Community Development Advisory group on the plan.

Public Comment: None

Staff response to testimony: None

Johnson closed the public hearing at 6:59 p.m.

MOTION: Van Drimmelen moved to adopt the resolution to adopt the Community Development Block Grant (CDBG) 2026 Action Plan. McGhee seconded the motion which passed 6-0. It was designated as RES No. 7500.

Public Comment

7:00 p.m.

Bill Root said that he has been having issues with his septic system. He has attempted to connect to city system, but was told he cannot connect because the sewer stops at the eastern property line. Root said that he was quoted \$200,000 to extend the sewer across his frontage and hopes something can be done about it.

John Byrne said that he is the Chair of Albany Public Library Foundation. He said the foundation delivered three checks to the city recently, one for \$51,000, one for \$10,000, and one for \$5,000. The foundation has been around for decades and has used money for maintenance, acquisitions, landscaping, special projects, and lighting and cooling.

Action Items(s)

Ordinances – Amendments to AMC Chapter 2.08 Nomination and Election of Officers

7:08 p.m.

City Recorder Erik Glover presented. He said that state election law had changed recently with HB 4024. It established a requirement for candidate elections where filing deadlines for incumbents are 7 days before deadlines for new filers/appointed candidates. The City of Albany has had an election filing period of August 5-August 20 since Ord No. 2799 was adopted in 1958. Under the current structure incumbents would have approximately 7 days to file, while new filers would have approximately 15 days. Glover said that staff was proposing to amend the filing period to August 1 and to end at the deadline established by state law; which would provide more time for filers. He said that the proposed ordinance would also provide a variety of other enhancements. Overall the changes were designed to modernize the code, reduce costs, provide efficiencies, expand access to the candidate filing process, provide clarity of elections deadlines, and ensure alignment with state law.

Council discussed the proposal and asked questions.

City Attorney Sean Kidd read the ordinance for the first time in title only.

MOTION: McGhee moved to read the ordinance for the second time in title only. Van Drimmelen seconded the motion which passed 6-0.

City Attorney Sean Kidd read the ordinance for the second time in title only.

MOTION: McGhee moved to adopt the ordinance. Van Drimmelen seconded the motion which passed 6-0, and the ordinance was designated as ORD NO. 6080.

Resolutions- Award of Contract for W-26-03-CC, North Albany Water Pump Station Study in the amount of \$67,505 **7:20 p.m.**

City Engineer Staci Belcastro presented. She said this item is for predesign services for North Albany Water Pump Station.

Thomson said the 2024 Water Master Plan identified this need, but he was curious if the previous water master plan also identified it? Belcastro said that the previous water master plan was from 2004, and did not identify the need.

Thomson said that if it is driven by growth between 2004 and 2024 he sees SDC's (System Development Charges) as a way to pay for this. Belcastro said that the project is funded from water capital funds, it would be eligible to be partially funded from SDC's, but there are not sufficient SDC's to cover the cost. She said that SDC's basically cover debt payments, and there is not much left to cover projects.

MOTION: Van Drimmelen moved to adopt the resolution and award the contract. Smith seconded the motion. It passed 6-0, and was designated as RES NO. 7501.

Resolutions- Request for City Water Service for Property Outside City Urban Growth Boundary Juan Carlos Orozco and Luz Maria Lopez 4714 Springhill Drive **7:25 p.m.**

City Engineer Staci Belcastro presented. She said that the property owners' well is 385 foot deep and went dry shortly after they purchased the property. The applicants have been getting water from neighbors via garden hose, or trucking water from family members who live elsewhere. She said that water is not extended outside the urban growth boundary without Council approval. The applicant has to pay all costs, and would pay a 10% surcharge compared to regular city water customers.

Smith asked how long the water line was? Van Drimmelen said that he measured it with Info Hub GIS and it was about 250 feet.

McLeod asked if this would cost the city any money? Belcastro said Water Distribution supports the install. It helps with water flow on outer service areas. It should not cost the city anything as the city is already maintaining the water service main. Private connections are paid for and maintained by the property owners.

Thomson asked if staff could provide an estimate of how many people in the area could come up with a similar problem at some point? Belcastro said that staff utilize a map. The City has a policy where a previous parcel serviced by the county water district, which existed when Albany took over the water district, is allowed one service connection.

Thomson asked if customers pay the city services fee? Belcastro said she was uncertain, but the customers do pay a 10% water surcharge.

Van Drimmelen said that this seems like a hardship, given the issues in drilling a new well.

MOTION: Smith moved to adopt the resolution to provide water service outside the UGB to 4714 Springhill Drive. McLeod seconded the motion which passed 6-0. It was designated as RES NO. 7502

Adopt by motion- Contract Award ST-26-03, Hill Street Overlay, Highway 99E To Queen Avenue to Roy Houck Construction LLC, to pave an asphalt overlay and construct new storm drain pipes in the amount of \$1,413,897.50 7:32 p.m.

City Engineer Staci Belcastro presented. She said that three bids were received from low bid of \$1.4 million to \$1.56 million, the engineers estimate was \$1.5 million.

She said that Hill Street was reconstructed with the 1998 General Obligation Bond, an overlay will preserve pavement and add the lowest lifecycle cost which will include 1000 feet of storm drain pipe. There is frequent flooding at the intersection of 12th and Hill Street. She said the project is overbudget by approximately \$355,000, but there are sufficient reserves and the Front Street Storm Drain project had a cost savings of \$200,000, which should help offset the cost increase.

MOTION: Van Drimmelen moved to award the contract. Thomson seconded the motion which passed 6-0.

Business from the Council

7:37 p.m.

McLeod said Happy Pride Month and that clean water is a necessity and she was glad the city was able to help with the city water service situation.

Van Drimmelen said that he would like a discussion of the transportation utility fee to be reviewed by the council again soon, with it indexed to inflation. Council discussion ensued and there was general council consensus to proceed. Newton said that she would like to research a prepared foods tax to fund streets.

Newton said that she wanted staff to look into the feasibility of text alerts, new resident utility account postcards/resource guides, staffing support for coffee with a councilor, acquiring an easement on 53rd Ave.

Newton said that she talked to Bill Root and city staff regarding the earlier discussed septic/sewer situation. She requested staff look into tools, options, grants, low interest loans, utility financing mechanisms, assessment mechanisms, hardship deferrals or other ways to make sewer connections more affordable. Thomson said that he wondered what the sewer connection would have cost if it was made in 1990? Troedsson said that he would have to research that. Thomson said that there is a distinction between a property outside of the UGB and someone within the City.

Smith said that she would like to thank Councilor Van Drimmelen for bringing up the street maintenance fee idea. Anyone who has prepared foods delivered to a house would be paying the fee. She said that she received concerns from two constituents about storage pods/containers being parked in driveways for more than 30 days. The development code says that they can't be there for more than 30 days, and the most current one has been at a property for 6 months. Smith said she wondered if the municipal code and the Albany Development Code could be linked, or the livability section amended to pick it up.

McGhee said that she received a constituent contact about smells coming from ATI in Ward 3, and it seems that every year folks are concerned.

McGhee requested that a parliamentary procedure refresher be given to council, and review of the city council manual on a future agenda. It is continued professional education.

Johnson said that the street maintenance fee is good, and he has heard concerns about the ATI smell as well.

Johnson said that he received a lot of communications about the Simpson Timber Property.

City Manager Reports

8:02 p.m.

City Manager Peter Troedsson said that there is already a street maintenance fee in effect. The rate needs to be established by council resolution, as at this point the rate is \$0. It is indexed to inflation. He said a discussion would come back on that and a local fuel tax.

Next meeting dates

Monday, June 22, 2026; 4:00 p.m. work session

Wednesday, June 24, 2026; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Reviewed by,

Erik Glover
City Recorder

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 cityrecorder@albanyoregon.org.*