



MINUTES

Wednesday, August 12, 2026

Meeting

Council Chambers, City Hall

Approved: August 26, 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 Marilyn Smith, Ramycia McGhee(zoom), Michael Thomson, Chris Van Drimmelen.

Councilors absent: Ward 2b councilor (vacant), Councilor Newton

Recess to executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions in accordance with ORS 192.660 (2)(e).

This agenda item was moved up in the meeting from the agenda order.

Johnson read the standard script.

Enter Executive Session: 6:03 p.m.

Exit Executive Session/Reenter Regular: 6:13 p.m.

Reconvene for discussion and possible action from the Executive Session

MOTION: Van Drimmelen moved to modify the current settlement agreement between the City of Albany and SVC Manufacturing, Inc. to provide the City of Albany with half of any gross sales proceeds in excess of \$11,000,000 but in no event less than \$5,000,000, which SVC receives on the sale of the property it owns in Albany. Smith seconded the motion.

MOTION passed 4-0 in a roll call voice vote (Yes-Thomson, Van Drimmelen, Smith, McGhee) (No- None)

3. Adoption of consent agenda

a. Appointments

- 1) Appointments to Citizen Advisory Groups

b. Approval of minutes

- 1) April 13, 2026 Planning Commission/City Council joint work session
- 2) June 24, 2026 city council regular session
- 3) July 06, 2026 city council work session

c. Recommendation(s) to OLCC

- 1) Approve OLCC annual liquor licenses renewal bulk
- 2) Approve Retail On-Premises Sales and Consumption Liquor License Application for Young Kim, DBA Sam City, Located at 2180 Pacific Boulevard SE

d. Adoption of resolution(s)

- 1) Housekeeping repeal of outdated resolutions RES NO.7510

e. Award of contract(s) / bid(s)

- 1) Award of Contract for Fire Emergency Vehicle Fleet Maintenance Services to Hughes Fire Equipment, Inc. RES NO. 7511

MOTION: McGhee moved to adopt the consent agenda, Smith seconded the motion.
MOTION passed 4-0.

Public Comment

6:14 p.m.

Melody Drown- McMaster said she lived at one of the addresses mentioned in the “to and through” agenda item, with a septic system. She said that she applied for a permit to install a new septic tank on March 9, and was told she is not allowed to install one. It would cost \$50,000-\$200,000 to connect to city sewer. She described her hardships with the situation and provided a handout for council*.

Mark Stewart said he submitted a Powerpoint with 81 slides into public comment*. The council has the ability to extend public comment for more than three minutes, and he thinks the public has the right to hear what he has to say. He said that in June the Public Safety Commission voted to hold a special session to go over his report on the oil and energy situation, it didn’t happen. On August 5th, at the PSC meeting a motion was made to try to do an ad-hoc version of the report. Stewart said that he is upset that a quorum can barely be obtained at the PSC meetings. In May a special session was called to go over Flock related items, and the commission recommended the system. A lot of effort has gone into this report, and it is important.

Ross Walther said he lives in a property where he was told he would need to connect to city sewer on Dunlap avenue. A connection is available in Clover Ridge, and there is no current sewer extension capital improvement project. Walther said his request was not for subdividing or creating new lots. Grace Point Church was allowed to defer public improvements through the waiver of remonstrance process, and the city recognized there was circumstances where immediate construction of public infrastructure is not needed.

Mary Stade said she was the Head Coach of the Willamette Valley Jaguars basketball team, and the group would like to work with the City of Albany.

David Magley said he is the President of the basketball league and thanks the City for supporting them.

John Robinson said he filed a complaint against Councilor McLeod on Monday, and Councilor McLeod resigned Thursday. He said McLeod did not want to answer the hard questions, her resignation had a lot of deflection and no ownership. Robinson said that McLeod has accused him of stalking, harassment and weaponizing public records. The City of Albany citizens are the victim, and hard questions need asked to get this settled. He said the Democrat Herald reported that Councilor Newton knew about the move earlier in the year, and why did she not bring it up to the full council? Robinson said that he is requesting a council meeting agenda item where the City Council can query each other and receive advice from the City Attorney and City Manager. He said that council should be commended for the sacrifice and countless hours. If they won’t follow the rules and act ethically maybe this work isn’t for them. He said there never should be a whisper of something inappropriate going on, the council needs to do some individual self-evaluation and he will be their biggest supporter.

Action Items(s)

Ordinances – Second reading of an Ordinance Amending AMC Chapter 15.06 Private Construction of Public Improvements to Incorporate SB 974 Requirements

ORD NO.6085

6:33 p.m.

Assistant City Engineer Aaron Heimstra presented.

Thomson asked if the ordinance passed would it increase staff time? Heimstra said that the ordinance would likely not increase staff time, as there is already a stricter version in place, but it will require sending a couple more letters.

City Manager Peter Troedsson read the ordinance for the second time in title only. (The first reading was held July 08, 2026, but the vote for a second reading was not unanimous. Charter Section 37 requires unanimous consent to have the second reading of an ordinance in the same meeting)

MOTION: Van Drimmelen moved to adopt the ordinance, as presented. Smith seconded the motion. MOTION passed 4-0. (Yes- Thomson, Van Drimmelen, Smith, McGhee) (No-None)

Ordinances – An ordinance to repeal an outdated ordinance, Ord No. 5293 Albany Police Department Inventory Search Procedures

ORD NO.6086
6:37 p.m.

City Recorder Erik Glover said that the City Recorder's Office maintains a list of resolutions or ordinances that are outdated or in need of housekeeping. Outdated resolutions are repealed in bulk via the consent agenda. However this item was an ordinance and required an ordinance to repeal it.

He said the procedures detailed in this ordinance were now contained in APD policy, covered by case law, and regularly updated.

City Manager Peter Troedsson read the ordinance for the first time in title only.

MOTION: Smith moved to read the ordinance for the second time in title only. Van Drimmelen seconded the motion.
MOTION passed 4-0 (Yes- Thomson, Van Drimmelen, Smith, McGhee) (No-None)

City Manager Peter Troedsson read the ordinance for the second time in title only.

MOTION: Smith moved to adopt the ordinance. Van Drimmelen seconded the motion. MOTION passed 4-0 (Yes- Thomson, Van Drimmelen, Smith, McGhee) (No-None)

Adopt by motion- Pilot program to include youth members in select citizen advisory groups

6:40 p.m.

Communications and Engagement Manager Matt Harrington presented. Harrington said that the idea of youth members on citizen advisory groups came from the recent Albany Civic Leadership Academy. This would be a one-year pilot program to place youth members on the Airport Advisory Commission, Community Development Commission, Library Board, Parks, Recreation and Tree Advisory Commission, and the Transportation Advisory Commission. Thomson said that Councilor McGhee also kicked this idea off before he was seated on council.

McGhee said that she was excited about this pilot program.

MOTION: Van Drimmelen moved to approve the one-year Youth Representative Pilot Program for the 2026–2027 academic year as outlined in the packet. Thomson seconded the motion. MOTION passed 4-0.

Adopt by motion- Award of contract for SS-25-02, 2025 Pipe Bursting to K&R Plumbing Construction Co. Inc., of Clackamas, OR, to replace existing sewer mains at the end of service life.

6:44 p.m.

City Engineer Staci Belcastro presented. Belcastro said that the recommendation was to award the contract to K&R Construction. The contract amount is \$799,862. Three bids were received ranging from low bid to a high bid of just over \$1 million. She said the engineers estimate was \$825,000.

MOTION: Van Drimmelen moved to award the contract for SS-25-02, Smith seconded the motion. MOTION passed 4-0.

Informational Briefings/Staff Reports

Sewer System Connection Requirements and Funding Options

6:45 p.m.

City Engineer Staci Belcastro presented*. She said that state law prohibits septic installation, if city sewer is within 300 feet. There has been a law change where repairs or alterations can be made to a septic serving a residential dwelling if sewer is more than 200 feet away. She said the city policy on “to and through” requires utility extension across full property frontages, but a waiver of remonstrance is available if the extension is untimely.

Van Drimmelen asked what a minor repair would be? Belcastro said something like a damaged lid, or a cracked tank perhaps. The city works with Linn and Benton County sanitation and DEQ to determine what would be required. Van Drimmelen said a full replacement then would probably not be a minor repair? Belcastro said that was correct.

Belcastro detailed the tools available for cost recovery and deferral.

Belcastro covered previous history of sewer septic systems in Albany, and current properties in Albany with a septic related issue. Current properties that require council guidance are 2634 Valley View Drive, 310 Clover Ridge Road NE, 1372 West Thornton Lake Drive, and 1357 West Thornton Lake Drive.

Council discussed the item and asked questions. The general Council consensus was to schedule a future work session to discuss this further, per staff recommendation.

Street Maintenance Fee Structure Recommended Phased Funding Approach for Local Street Preservation

7:13 p.m.

Break: 7:13 p.m.

Renter Meeting: 7:22 p.m.

Public Works Director Paul Trombino and Deputy City Manager Kayla Barber presented *. Trombino said that streets are in the low end of fair condition. There is a \$51 million need in Ward 1, \$40.6 million need in Ward 2, and \$33.9 million need in Ward 3. He said the three options for discussion are do nothing, fully funded which requires \$14 million a year, and the recommended approach. The recommended approach is a phased approach with 2026 prioritized for maintenance work and a fee that is implemented in phases over 5 years.

Trombino said that \$25.48 a month would fully fund the program, and be the highest in the state. The recommended approach would be to deliver results first, in 2026 the inlay and milling program has been doubled. In 2027 the worst area east of Lyon Street would be handled. A street maintenance fee could be added to start July 1, 2027, which is modeled at \$11.28 a month, stepping up over 5 years and then indexing to ENR construction cost index. The result would be that work would be done in each ward, each year.

Trombino said that the proposed fee would have a residential, and non-residential rate. Commercial rates would be based upon trip generation, and more traffic impact would pay more of a fee. He said that the staff recommendation is to bring a resolution back with the recommended fee for council action, which would provide time to verify how the fee would be implemented with utility billing software.

Thomson said that he was not supportive of a fee, and would be supportive of going for a vote on a gas tax first.

Van Drimmelen said that a local fuel tax would likely not be on the ballot until 2028, and the council cannot wait until 2028 to do something about this item. He said the right thing

to do is to pay a reasonable amount, as presented in option 3, to ensure the streets are stopped from being degraded further.

McGhee said that she likes the phased approach, and agrees that roads need attention now.

Smith said that waiting on a gas tax for two more years would result in road conditions getting exponentially worse. Bad streets are a danger as much as bad sewer lines, or unclean water and this can't wait.

Thomson said that asking for a vote would show a lot of trust, and another fee on top of the City Services Fee would be a difficult sell. McGhee said that this would be a tough sell, but it is imperative the council does something; poor roads are not popular.

It was general Council consensus to bring a resolution back, with staff recommendation at a future meeting.

Business from the Council

7:55 p.m.

McGhee said she was happy about youth members on CAGs. She said she had time to review the council manual recently, and was happy that parliamentary procedure training will be coming after the new year.

Thomson said several members of council were at the grand opening for Sybaris and the old electric railway building. The building adds some vibrancy to the neighborhood. He said that he would like to request that every day during the candidate filing period, that filings are updated by 5pm each day.

Van Drimmelen said he would like an update on the council discussion and action on city wide mixed use commercial as mentioned during land use action on the 53rd and Pacific item recently. Troedsson said that would be scheduled. He said that he has heard requests from people who live in the Animal Kingdom area of Albany, off 53rd. There are 600 homes in the area, and there concerns about emergency access. What would an evacuation plan look like, and could an evacuation drill be practiced, and what would it cost. Secondly, what it would take to provide an emergency access only road extending from Moose Run to the BPA easement north of the neighborhood to Pacific.

Van Drimmelen said Mark Stewart has come before the council, and has for weeks attempted to get an issue in front of the Public Safety Commission. Primarily how fuel supplies could impact Albany Police and Fire. He said that Stewart proposed the idea to the Public Safety Commission at their June 2026 meeting, and it had unanimous support to call a special Public Safety Commission meeting to hear this item. The special session was not held, and the item was placed on a regular Public Safety Commission agenda. At the regular meeting, a motion was made to remove the item, it was tied 2-2 and then the chair broke it. Van Drimmelen said that someone needs to hear Stewart out.

MOTION: Van Drimmelen moved to devote no more than 45 minutes at the August 24, 2026 city council meeting for PSC member Mark Stewart to present to the city council, and then decide what if anything is done, following that presentation. Smith seconded the motion.

MOTION failed 2-2 (Yes- Van Drimmelen, Smith) (No- Thomson and McGhee) (Charter Section 20 says that 4 votes is required to decide any question)

Smith said she had a suggestion that the August 24 legislative priorities work session item be postponed until early September. The League of Oregon Cities Women's Caucus is having a zoom meeting on September 3 about the LOC legislative priorities. Troedsson said that the August 24th presentation also covers Albany specific legislative priorities, outside of the LOC list. Council could defer action on the 24th until they had the opportunity to

watch the LOC meeting on the matter, and thus hear both presentations. There is a LOC deadline to submit the priorities and he would need to check what that was.

Smith said she was appointed to serve on the Road User Fee Taskforce by the Governor of Oregon, and the group would start meeting in September.

Johnson said he attended the Oregon Mayors Conference recently and many mayors are confused about fees and infrastructure. **Thomson** said he saw Mayor Johnson speak at an Oregon Department of Land Conservation and Development meeting recently regarding housing, and zoning. Many other cities joined to speak about slowing up rule changes, and Mayor Johnson did a good job.

City Manager Reports

8:16 p.m.

City Manager Peter Troedsson said that Albany Fire is working hard to balance obligations to keep Albany safe and help in other communities during the record fire season. Well over 2 million acres have burned. Troedsson said a burn ban is in effect, and it will remain in place until removed by the fire chief. Johnson said at the Oregon Mayor's Conference several cities thanked him for the great work of the Albany Fire Department in their communities. He said that the Millersburg Mayor contacted him about working with Albany and Linn County to make the July 4th fireworks a permanent or semi-permanent item at the park in Albany.

City Recorder Erik Glover presented on the city council vacancy appointment process. He said that with the recent resignation of Councilor McLeod, a vacancy existed in the Ward 2b council position. The vacancy would be filled by the full remaining council, including the Mayor. Glover said that interviews are done in a public meeting, that is live streamed and recorded. The council could appoint a candidate that evening. He said that time is of the essence and interviews are being proposed for the September 9, 2026 city council meeting starting at 4 p.m.

Thomson said that in the previous vacancy appointment his recollection was city council submitted questions to staff, and council was told which questions they could ask. He said that council should be told how many questions they can ask, and they can ask whatever they want. Glover said that in the last process all submitted questions went through attorney review, and HR review. The other issue is time constraints on the length of each candidate interview.

The city council discussed the proposed process, and it was general council consensus to proceed with the process as described, and start the September 9, 2026 meeting with city council interviews tentatively planned at 5 p.m., not 4 p.m.

Smith said that she would like the council to have the opportunity to review and clear up the city council ward residency requirement after election. This was the basis for a recent complaint against Councilor McLeod. Glover said that this would be a discussion at an upcoming city council meeting, separate from the appointment process discussion.

Troedsson said City Attorney Sean Kidd would need to brief his opinion on the matter to council directly. However in discussions with Kidd it was the attorney opinion that the legislative intent of the council, when the charter was adopted, was that a council member would stay living in the ward that the people elected them to.

Johnson said that his recollection was that each council member had two questions in the last appointment process, and he would like clarity on that when the packet goes out for the meeting.

Next meeting dates

Monday, August 24, 2026; 4:00 p.m. work session

Wednesday, August 26, 2026; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:27 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.*