ALBANY CITY COUNCIL

AGENDA

Wednesday, October 07, 2026

6:00 p.m.

Council Chambers, City Hall
333 Broadalbin Street SW
Watch on YouTube: https://www.youtube.com/user/cityofalbany

Please help us get Albany's work done.
Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order and pledge of allegiance

2. Roll call

3. Adoption of consent agenda
   a. Recommendation(s) to OLCC [Page 3-4]
      1) Approve Annual Liquor License Renewals
      2) Approve Full On-premises other public location liquor license application for R7 LLC., DBA R7, located at 442 W 1st Ave
   b. Adoption of resolutions
      1) Resolutions- Contract Amendment for Esri GIS Software in the amount of $180,900 – Dave Jacobus [Pages 5-15]

      RES NO. _____

      MOTION: _____

4. Presentations and Ceremonies
   a. Presentation by Albany Helping Hands – David Steele [Pages 16-31]
   b. Presentation by United Way Linn Benton Lincoln– Carol Elam [Pages 32-51]

5. Public Comment

6. Action Items(s)
   a. Resolutions- Street Maintenance Fee Structure — Recommended Phased Funding Approach for Local Street Preservation – Paul Trombino [Pages 52-67] RES NO. _____

7. Business from the Council

8. City Manager Report

9. Next meeting dates
   Monday, October 12, 2026; 5:15 p.m. joint meeting with Planning Commission
   ~~Monday, October 19, 2026; 6:00 p.m. city council meeting~~ Cancelled
   ~~Wednesday, October 21, 2026; 6:00 p.m. city council meeting~~ Cancelled
   Wednesday November 4, 2026 6:00 p.m. city council meeting

10. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cityrecorder@albanyoregon.gov

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Rochelle James, Administrative Assistant

DATE: September 15, 2026, for the October 7, 2026, City Council Meeting

SUBJECT: Annual Liquor License Renewals

Purpose:
Council approval for these annual liquor license renewals

Background/Discussion:
The following is a list of businesses that have applied for liquor license renewal. These businesses have paid their fees:

Vivacity Spirits	Veracity Spirits, LLC	140 NE Hill St (Distillery)
Calapooia Brewery	Veracity Spirits, LLC	140 NE Hill St (Brewery)
Water Hill Wine	Veracity Spirits, LLC	140 NE Hill St (Winery)
Vivacity Spirits	Veracity Spirits, LLC	140 NE Hill St (Full- on Premises)
Grazing Oregon Charcuteries	Grazing Oregon Charcuteries	613 Hickory Ste NW, STE 110

Strategic Plan Impact:
None

Budget/Staff Impact:
Revenue of $210.00

RJ

MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Marcia Harnden, Chief of Police

DATE: September 15, 2026, for the October 7, 2026, City Council Meeting

SUBJECT: Full On-Premises Other Public Location, Liquor License Application for R7 LLC., DBA R7, Located at 442 W 1st Avenue

Action Requested:

I recommend the full on-premises, other public location, liquor license application for R7 LLC., DBA R7, located at 442 W 1st Ave, be approved.

Discussion:

R7 LLC. has applied for a full on-premises, other public location, liquor license. Based on the completed application and approval from the Albany Police Department, R7 LLC., should be approved for the license.

Budget Impact:

None

ML:rj

CITY OF ALBANY, OREGON
albanyoregon.gov

MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager

FROM: Dave Jacobus, GIS & Data Systems Supervisor

DATE: September 3, 2026, for the October 7, 2026, City Council Meeting

SUBJECT: Contract Amendment for Esri GIS Software

Purpose:

To extend the City's Enterprise Agreement with Esri for GIS software, training, and customer support for an additional three years, with an option to extend for an additional three-year period.

Strategic Plan Impact:

Esri software advances a high-performing government by providing City staff with reliable, industry-standard tools to manage, analyze, and share information that supports efficient operations and informed decision-making. The City has decades of investment in GIS data, applications, systems, and staff expertise built on the Esri platform, allowing departments to leverage existing resources and institutional knowledge to deliver services more efficiently and effectively to the community.

Background/Discussion:

The City of Albany has maintained an Enterprise Agreement with Esri to provide GIS software, training, and customer service to its users for decades. Currently, the City has over 90 employees who utilize GIS on their desktop computers and/or log into online GIS products to conduct their work. On November 6, 2026, the City's existing agreement with Esri is scheduled to expire. The Public Works Department has received a quote for a new Enterprise Agreement with Esri that provides for an initial three-year term at a total cost of $180,900, or $60,300 per year, with the option for the City to extend the agreement another three years subject to pricing and terms for a total of six years.

ORS 279B.085 and OAR 137-047-0285 allow for a class special procurement. On October 28, 2020, City Council approved Resolution 6931, authorizing the use of a special procurement for Esri products and services after adopting the required written findings to satisfy City and state purchasing requirements. The proposed extension is consistent with the approved special procurement and applicable state purchasing requirements. City Council approval is required because the cumulative increase in the total contract amount, measured against the original contract amount approved in 2020, exceeds 10 percent. This is a cumulative contract amendment threshold and does not represent a 10 percent annual increase.

Budget/Staff Impact:

The total cost for GIS software and services over a three-year term is $180,900 and is within the Public Works department's current approved biennial budget.

Staff Recommendation:

Staff recommends that the City Council approve the attached resolution authorizing the Public Works Director to execute a three-year extension of the City's Enterprise Agreement with Esri at a total cost of $180,900, with an option to extend the agreement for an additional three-year period, subject to applicable renewal terms and funding.

Alternatives:

1. Do not approve or authorize the Public Works director to award and execute an agreement with Esri.

Attachments:

1. Resolution

A RESOLUTION OF THE ALBANY CITY COUNCIL, ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AUTHORIZING A SIX-YEAR EXTENSION OF THE CITY'S ENTERPRISE AGREEMENT WITH ESRI FOR GEOGRAPHIC INFORMATION SYSTEMS (GIS) SOFTWARE, TRAINING, AND CUSTOMER SUPPORT SERVICES

WHEREAS, the City of Albany has maintained an Enterprise Agreement with Esri to provide geographic information systems (GIS) software, training, and customer support services to City users for decades; and

WHEREAS, the City's current Enterprise Agreement with Esri is scheduled to expire on November 6, 2026; and

WHEREAS, the City's GIS software is used by more than 90 City employees and supports GIS applications and services used by multiple City departments; and

WHEREAS, the City's GIS platform is integrated with software systems and applications used by City departments, including Public Works Engineering, Operations, Utility Billing, and Emergency Management; and

WHEREAS, continued use of the Esri GIS platform provides continuity of service, preserves existing GIS data, applications, and workflows, and supports collaboration with partner agencies; and

WHEREAS, transitioning to a different GIS platform would require substantial time, training, resources, and redevelopment of existing GIS assets and applications; and

WHEREAS, the City has received a quote from Esri for continued GIS software, training, and customer support services for an additional three-year period at a rate of $60,300 per year; and

WHEREAS, the City desires to extend its Enterprise Agreement with Esri for an additional three years with an option to extend an additional three years under the terms and pricing provided by Esri.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council, acting as the local contract review board authorizes a three-year extension with option to extend an additional three years for the City's Enterprise Agreement with Esri for GIS software, training, and customer support services, commencing upon the expiration of the current agreement.

BE IT FURTHER RESOLVED that The City Council authorizes the Public Works director to execute said extension of the City's Enterprise Agreement with Esri for GIS software, training, and customer support services, with the initial three-year term totaling $180,900,

and to execute any documents necessary to effectuate the extension, consistent with the terms authorized by this resolution and applicable City contracting requirements, subject to the availability of appropriated funds.

DATED AND EFFECTIVE THIS 07th DAY OF OCTOBER 2026.

_____

Mayor

ATTEST:

_____

City Recorder

Quotation # Q-578493

Date: July 9, 2026

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # [redacted] **Contract #**

City of Albany
GIS Dept
333 Broadalbin St Sw
Albany, OR 97321-2247

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 7/9/2026 To: 10/7/2026

ATTENTION: David Jacobus
PHONE: [redacted]
EMAIL: dave.jacobus@cityofalbany.net

Material	Qty	Term	Unit Price	Total
193206	1	Year 1	$60,300.00	$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 2	$60,300.00	$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				
193206	1	Year 3	$60,300.00	$60,300.00
Populations of 50,001 to 100,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$180,900.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$180,900.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
Sara Lau	slau@esri.com	(909) 793-2853 x8399

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance or a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

LAUS **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-3)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	**ArcGIS Enterprise Additional Capability Servers** ArcGIS Image Server **ArcGIS Online User Types** ArcGIS Online Viewer User Type **ArcGIS Enterprise User Types** ArcGIS Enterprise Viewer User Type

Capped Quantities (annual subscription)

ArcGIS Online User Types		**ArcGIS Enterprise User Types**	
ArcGIS Online Contributor User Type	30	ArcGIS Enterprise Contributor User Type	30
ArcGIS Online Mobile Worker User Type	150	ArcGIS Enterprise Mobile Worker User Type	150
ArcGIS Online Creator User Type	150	ArcGIS Enterprise Creator User Type	150
ArcGIS Online Professional User Type	40	ArcGIS Enterprise Professional User Type	40
ArcGIS Online Professional Plus User Type	40	ArcGIS Enterprise Professional Plus User Type	40
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		**ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type**	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	40 each
ArcGIS Online Apps and Other		**ArcGIS Enterprise Apps and Other**	
ArcGIS Location Sharing for ArcGIS Online	40	ArcGIS Location Sharing for ArcGIS Enterprise	40
ArcGIS Online Service Credits	100,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	30

Other Benefits

Number of Esri User Conference registrations provided annually	4
Number of Tier 1 Help Desk individuals authorized to call Esri	4
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Pathways to Independence



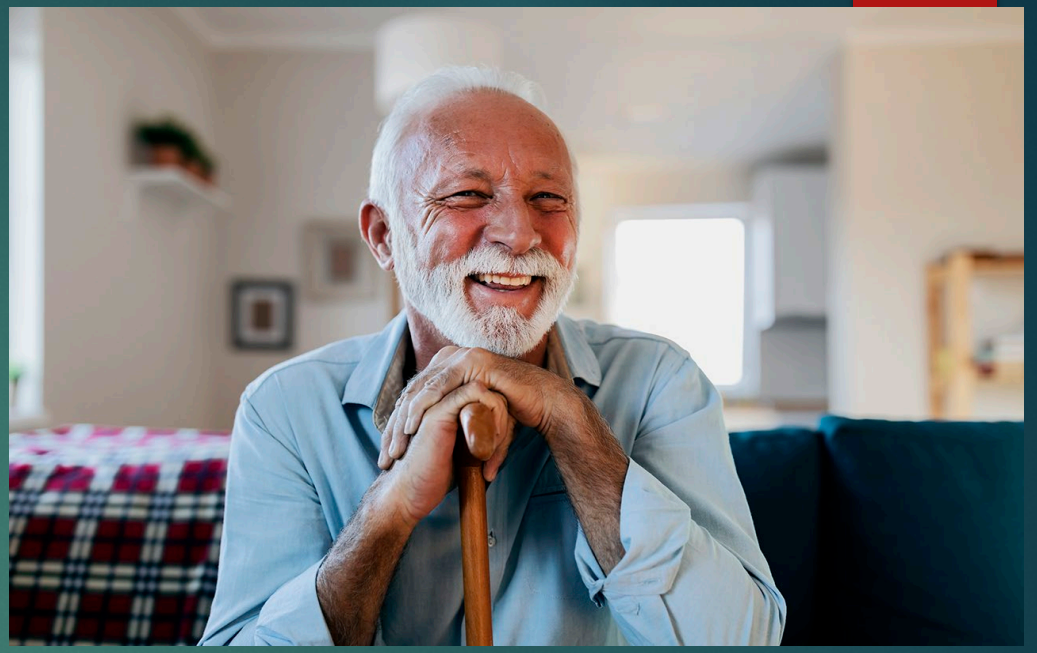


Homelessness

- As of 2024 the total number of people in Oregon experiencing homelessness exceeded 22,875. This was a 13.6% increase from 2023. The count in 2025 went to 27,200, an increase of 19%. With our trying economy we have many more who are at risk of being homeless. How can we make a difference in our community ?

This Photo by Unknown Author is licensed under CC BY-SA





At full capacity Albany Helping Hands houses 120 souls. On average we serve 4,500 hot meals a month. It costs the shelter $787 a month per person to house them.



under CC BY-

INDEPENDENCE!



TO

PATHWAYS

A Forward-Thinking Plan:
- 60% Savings
- 40% Budgeting for needs/wants
- Planning your exit
  - Savings goal
  - Paying off Debt
  - Housing applications
  - Mock budget for moveout
  - Other personal goals

20 Hour Role Assignment:

-Janitorial	-Laundry
-Maintenance	-Kitchen
-Thrift Store	-Desk
-Farm	-Other

Personal Development:
- Adult Education Opportunities
- Computer access in Dining Room
- Biblical Counsel, Guidance, and Prayer
- Literacy program
- GED program

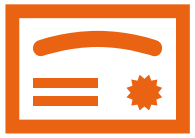
20 Hour Job Hunt:
- ID
- Worksource
- Minimum 5 Job Apps/week
- DHS
- Accountability through Case Management

Role assignment--- Job search

- Each guest must engage in 20 hrs of volunteer service.
- Many of the volunteer services are equipping our guest with job skills for a brighter future.
- Where can they serve?
- Janitorial, Maintenance, Thrift Store, Farm, Desk Work, Kitchen.
- Each of these areas represent a type of career in the real world.

- After becoming familiar in their work assignment, they are equipped with job experience.
- At this point, we require 5 job applications per week to remain at the shelter.
- For those that have learning challenges, we offer a literacy program.
- And for those who have not graduated high school, we offer a GED program.
- We also have a Bigger brains computer training 400 hours of advanced computer training

20 hours a week job search



Help with birth certificate, and valid ID



CSC, worksourse resume building



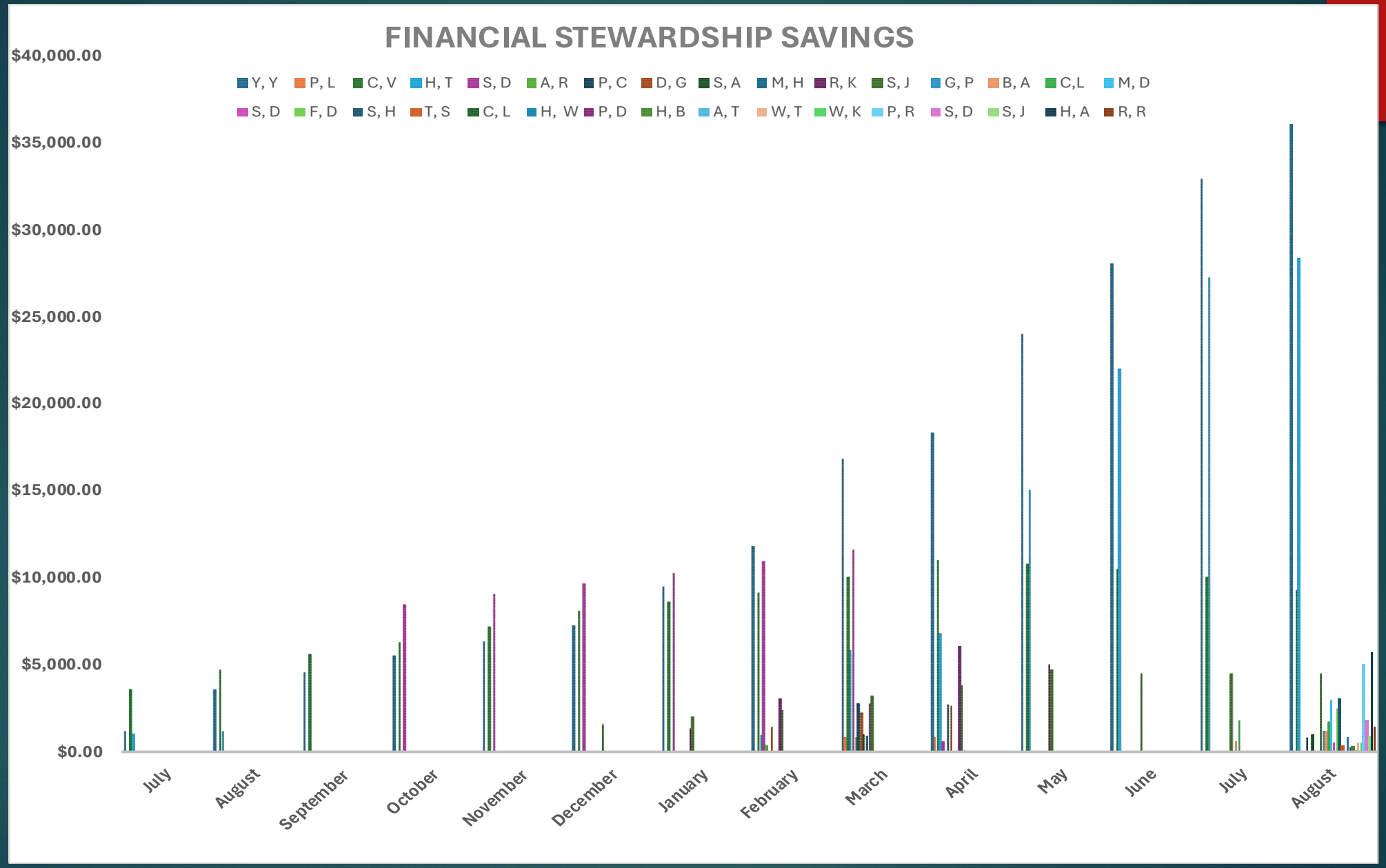
Minimum 5 job applications a week



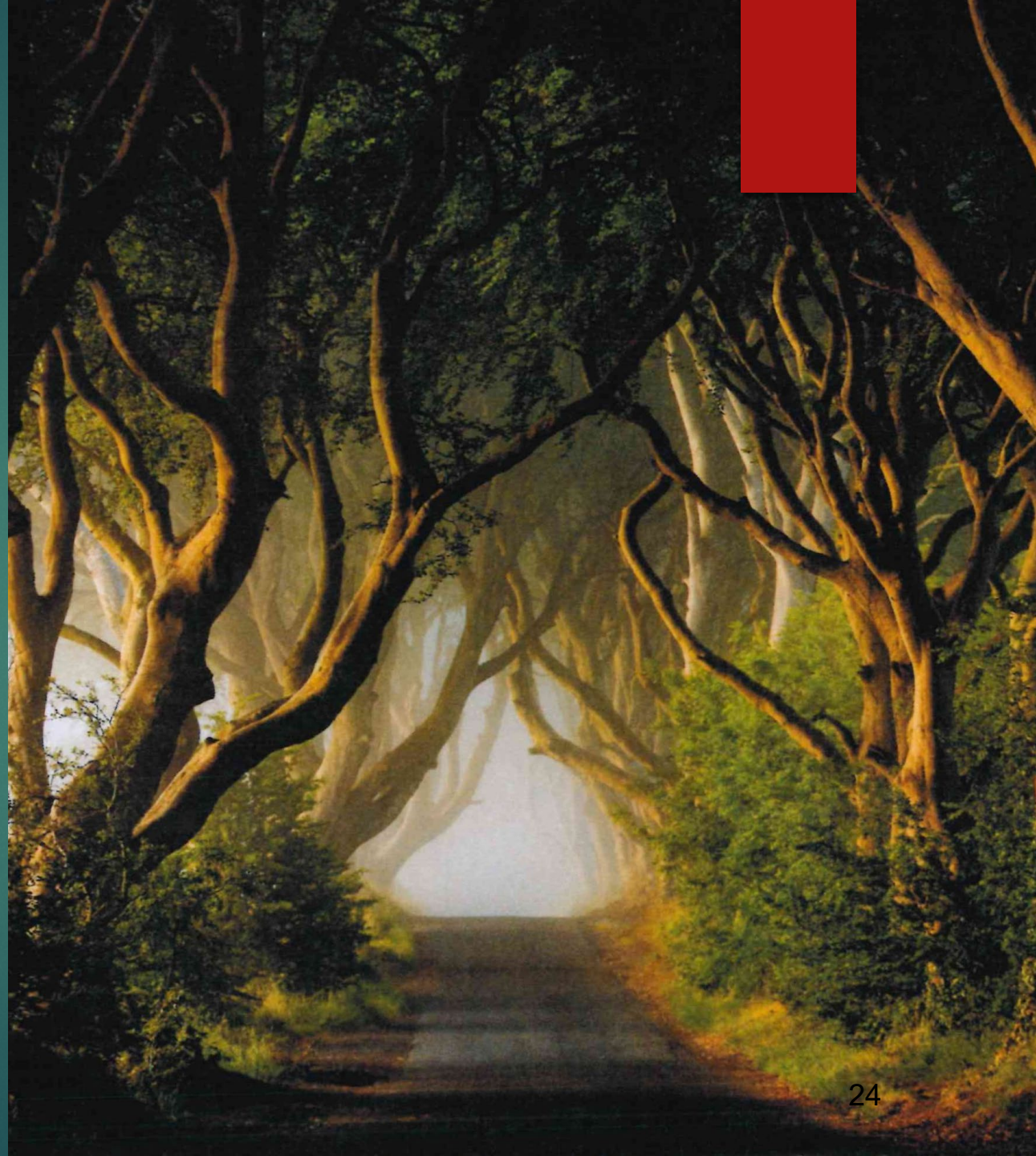
Our guest are meeting bi-weekly with their case management for 100% accountability

Financial Stewardship

1. After gainful employment, we enroll them in a financial stewardship program.
2. This includes debt reduction, and controlled spending.
3. At this point, aggressive savings begins with 60% of their wage into saving and 40% into a zero balanced budget.
4. At this point they are telling their money what to do, not their money telling them what to do.
5. This part of the program is an 18-month commitment.
6. Every month our guests meet personally with their case managers.
7. To develop their own personal pathway to independence.
8. On average in the 18 months, our guest are able to save $15,000-$20,000 toward their move out.
9. $787 a month for 18 months costs the shelter $14,166 to equip one guest for a life changing future.


FINANCIAL STEWARDSHIP SAVINGS
$40,000.00
$35,000.00
$30,000.00
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$0.00
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P, R
S, D
S, J
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July
August
September
October
November
December
January
February
March
April
May
June
July
August

Many times, our journey can seem scary and alone.

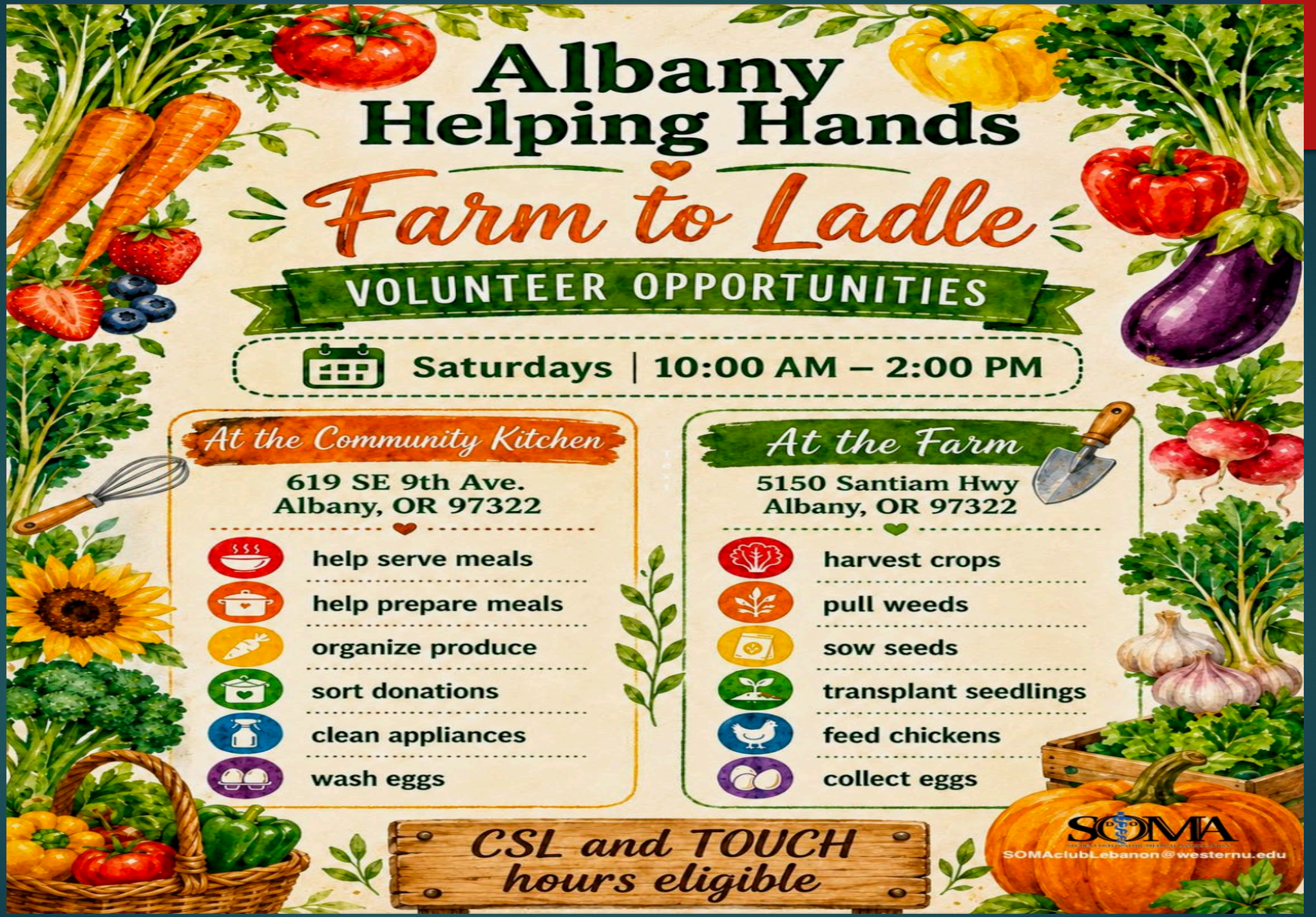




The journey is much more bearable when we're doing it together



New Beginnings


Albany
Helping Hands
Farm to Ladle
VOLUNTEER OPPORTUNITIES
Saturdays | 10:00 AM – 2:00 PM
At the Community Kitchen
619 SE 9th Ave.
Albany, OR 97322
help serve meals
help prepare meals
organize produce
sort donations
clean appliances
wash eggs
At the Farm
5150 Santiam Hwy
Albany, OR 97322
harvest crops
pull weeds
sow seeds
transplant seedlings
feed chickens
collect eggs
CSL and TOUCH
hours eligible
SOMA
SOMAclubLebanon@westernu.edu



Albany Helping Hands Farm to Shelter

- Our working farm last year produced over 5,000 lbs of vegetables for the shelter.
- Since October of last year our farm has been very productive.
- Produce 3,000 lbs
- Pork 1,900 lbs
- Beef 1,200 lbs
- Chicken 950 lbs
- Fresh eggs 17,000 eggs
- We grew 64 tons of hay
- We now have a monthly contract with a local restaurant to sell ½ a hog, and 32 chickens per month.

The struggles are real, the tasks are difficult, but the results are life-changing,

I'm asking you to partner with us in changing people's lives for the better.

With the involvement of the community, and our faithful financial partners, we are making a difference.

Many hands make light work, especially when we are pulling in the same direction.

With your faithful support, I know we can change lives for God's glory.





Helping Hands Expansion
Site Plan

Architecture

UNITED WAY
Linn, Benton &
Lincoln Counties

UNITED IS THE WAY™



OUR STORY

United Way History

- In 1887, United Way began in Denver, Colorado.
- Originally named Community Chest.
- Today, nearly 1,800 United Ways are in more than 40 countries and territories.
- Each United Way is independent and governed locally by volunteers.

United Way of Linn, Benton & Lincoln Counties

Since 1955, we've been improving lives from the Cascades to Coast. The funds raised locally help support local people, organizations, and programs.

- Founded | United Way of Benton & Lincoln Counties – 1955
- Founded | United Way of Linn County – 1957
- Merged | United Way of Linn, Benton & Lincoln Counties – 2017

OUR MISSION

To mobilize people and resources of our communities in collective action to address our most pressing challenges.

UNITED WAY
Linn, Benton &
Lincoln Counties

OUR VISION

To have thriving communities where all individuals and families have adequate and equitable access to resources and opportunities.

We bring people together to address community challenges and create opportunity for everyone to thrive through **youth opportunity**, **healthy community**, **financial security**, and **community resiliency**.

UNITED WAY
Linn, Benton &
Lincoln Counties

OUR APPROACH

We partner with community stakeholders to identify needs in our community.

We raise funds to support programs that work to address those needs.

We find partners to create new programs to address those needs.

UNITED WAY
Linn, Benton &
Lincoln Counties

2025 IMPACT AT A GLANCE

$1,264,800
Invested in local nonprofits

125,000
Meals packed for Linn and Lincoln Counties

7,566
Children received books each month

66
Community partners working together

120
People attended inaugural ALICE Summit

$164,500
Food Security

$323,300
Human Services

$129,000
Preventative Services

$328,000
Shelter and Support Services

$320,000
Youth and Family Services

UNITED WAY
Linn, Benton & Lincoln Counties

OUR COMMUNITY PARTNERS

Businesses and organizations driving local impact

- 44 North Credit Union
- AmeriTitle
- ATI Specialty Alloys & Components
- Benton County, Oregon
- Bi-Mart – 9th Street
- Bi-Mart - Albany
- Bi-Mart - Corporate
- Bi-Mart - Corvallis
- Bi-Mart - Lebanon
- Bi-Mart - Lincoln City
- Bi-Mart - Sweet Home
- Boulder Falls Inn Event Center
- Central Willamette Credit Union
- Citizens Bank
- Citizens Bank, Albany
- City of Albany
- City of Corvallis
- Concrete GPR
- Costco Wholesale
- Danaher Corporation
- Debbie & Toby Blasquez
- Dicentra Fund of Oregon Community Foundation
- The Dollywood Foundation
- Esta Rose Fund of the Oregon Community Foundation
- Fitzpatrick Painting & Construction
- General Dynamics
- Georgia-Pacific
- Greater Albany Rotary Club
- Hewlett Packard (HP)
- Hollingsworth & Vose
- Hub International NW
- Jones Lang LaSalle
- Judson's Heating and Plumbing
- Key Bank
- Knife River
- Rotary Club of Lebanon
- Lincoln County, Oregon
- Linn County, Oregon
- MoreInk
- Murphy Company
- Network for Good Campaign
- Newport Chamber of Commerce
- NW Natural
- Oregon Coast Bank
- Oregon Coast Veterans Association
- Oregon Freeze Dry
- Oregon State Credit Union
- Partnership for Community Health
- PCL Construction
- Raytheon
- Rogue Brewery
- Rotary Club of Newport Oregon
- Rotary District 5110
- Rotary of Albany
- Samaritan Health Services
- Siletz Tribal Charitable Contribution Fund
- Sweet Home Rotary Club
- Sybaris Bistro
- Target Distribution Center
- United Way Fox Cities
- United Way of St Joseph
- U.S. Bank
- VFW Veterans of Foreign Wars
- Walmart Stores
- Weyerhaeuser
- Wheeler Family Charitable Fund

UNITED WAY
Linn, Benton & Lincoln Counties

LINN COUNTY DAY OF ACTION

Turning teamwork into meaningful community impact

- In 2025
  - **150 Volunteers**
  - Packaged **75,000 Meals**
  - For Local Nonprofits
    - Two Albany Nonprofits Received Meals
      - Family Tree Relief Nursery
      - Fish of Albany
- 2026 Linn County Day of Action:
  Saturday, November 14
  Knife River Training Facility | Albany

UNITED WAY
Linn, Benton & Lincoln Counties



DOLLY PARTON'S IMAGINATION LIBRARY

Inspires a love of reading and learning by gifting free, age-appreciate books to children from birth to age five, regardless of their family's income.



OUR PARTNERSHIP

- Since 2009, with support from our communities, we have mailed out **549,875 books** to children in Linn, Benton and Lincoln counties.
- In 2025, the program served:
  - **7,566 children**
  - Delivered **69,429 books**.
- Currently in Albany
  - **1,794 children** are enrolled in the program
- But there are still children who aren't enrolled.



UNITED WAY
Linn, Benton &
Lincoln Counties

UNITED WAY
Linn, Benton &
Lincoln Counties

WHY IT MATTERS

- Children who are not reading at grade level by 3rd grade are four times more likely to drop out of school.
- 63.2% of 3rd graders are not meeting proficient reading standards in our region.
- 80% of low-income students are not reading at grade level by 4th grade.



HOW THE PROGRAM IS FUNDED

- State of Oregon matched 50%.
- United Way of Linn, Benton & Lincoln Counties fundraises for the other 50% through:
  - Pig Out for Parton
  - Donors
  - Grants
  - Partnerships
- Since her passing, 68 children in Albany have enrolled in the program



PIG OUT FOR PARTON

- Fundraising dinner presented by Citizens Bank
- Five-course dinner
- Hosted by Sybaris Bistro in downtown Albany
- Support for the program
- We receive a $25,000 Matching Grant: Wheeler Family Charitable Fund



JOIN IMAGINATION LIBRARY

Sponsor a Child

- Give the gift of learning and the joy of reading to children in our city.

Partner With Us

- Businesses, organizations and community groups can help expand access and awareness.

Sign Up a Child

- Enroll eligible children ages birth-5 to start receiving free books.

UNITED WAY
Linn, Benton & Lincoln Counties



OUR COMMUNITY IMPACT PARTNERS

Workplace campaign funds supporting local solutions and community impact in Albany

- Albany Public Schools Foundation
- Boys & Girls Club of Albany
- CASA of Linn County
- Cascade Pacific Council of Scouting America (formerly Boy Scouts of America)
- Crossroads Communities
- Fish of Albany
- Furniture Share
- Girl Scouts of Oregon and Southwest Washington
- Jackson Street Youth Services
- LBCC Foundation
- Lumina Hospice & Palliative Care
- Mid-Willamette Family YMCA
- Obria Medical Clinic
- One2Another
- Oregon Cascades West Council of Governments
- Strengthening Rural Families
- Volunteer Caregivers

UNITED WAY
Linn, Benton & Lincoln Counties

UNDERSTANDING ALICE

ALICE: Asset Limited, Income Constrained, Employed

- Income above the Federal Poverty Level, below the cost of basics in the county where they live (Household Survival Budget)
- Working, often in essential jobs
- Little or no savings – for emergencies or future investments
- Struggle to afford basic needs such as housing, food, transportation, and healthcare.

	Linn
Households live in poverty or ALICE	43%
Single-mother households live in poverty or ALICE	82%
Seniors (65+) live in poverty or ALICE	47%
BIPOC households are % more likely to live in poverty or ALICE	19%



UNITED WAY
Linn, Benton & Lincoln Counties

CRAB FEST 2027

Great Food. Great Company. Greater Impact.

- Saturday, May 15 | 12-7 PM
- Linn County Expo Center | Albany
- 21+ community celebration
- Crab, oysters, local food & beverages
- Expanded marketplace vendors
- Live entertainment
- More ways for local businesses and community members to participate
- Proceeds support local community impact



UNITED WAY
Linn, Benton &
Lincoln Counties

LAUNCHING COMMUNITY NETWORK

Connecting people, nonprofits and resources across our communities

For Nonprofits

- Create a profile, share resources, promote events, and connect with volunteers

For Individuals & Families

- Find local resources, discover opportunities, and explore community events

For Our Communities

- A shared place to connect, collaborate and take action

UNITED WAY
Linn, Benton & Lincoln Counties



QUESTIONS?

UNITED WAY
Linn, Benton &
Lincoln Counties

THANK YOU!

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541-619-7275

Chris Sherrod
Director of Community Impact
chris@uwlbl.org
541-619-8003

Bobby Williams Herrera
Director of Resource Development
bobby@uwlbl.org
541-974-7393

UNITED WAY
Linn, Benton &
Lincoln Counties

CITY OF ALBANY, OREGON
albanyoregon.gov

MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager
Kayla Barber, Deputy City Manager

FROM: Paul Trombino III, P.E., Director of Public Works

DATE: September 28, 2026 for the October 07, 2026 City Council meeting

SUBJECT: Street Maintenance Fee Structure — Recommended Phased Funding Approach for Local Street Preservation

Purpose:

As follow up to the Street maintenance Fee Presentation to Council on August 12, 2026, Staff is bringing forward for Council consideration the Street Maintenance Fee (Ordinance No. 6050 (2024), including adoption of a rate structure and phased funding approach. Staff recommends approval of the Resolution attached.

Background/Discussion:

Albany's local street network (about 34 million square feet across ~1,600 segments) sits at an area-weighted Pavement Condition Index (PCI) of about 60 — the low end of "fair." Roughly 29% of the network is already Very Poor or Failed, and the deferred-maintenance backlog is about $125 million. A parcel-level condition analysis joined to the three council wards shows the need is citywide: Ward 1 $51.0M, Ward 2 $40.6M, and Ward 3 $33.9M ($125.5M total). No ward can be set aside.

Public Works receives roughly $16.8–17.3 million per biennium for transportation, but almost all of it is committed or restricted. The State gas tax is largely consumed by operations and the Capital Improvement Program, and federal STBG and Transportation SDCs are restricted to arterials and collectors. Of currently existing transportation-related revenues, In-Lieu-of-Franchise funds provide the only flexible funding source available to support local-street preservation and can only do so on a limited basis. Local streets therefore need a dedicated local funding source; a Street Maintenance Fee is what makes the program durable. Federal law (28 CFR 35.151) makes resurfacing an "alteration" that triggers ADA curb-ramp upgrades, and those costs are built into every figure.

Staff frames three options against recommended pavement goals (a weighted-PCI floor of 68 and a guardrail of no more than 10% of network area Very Poor or Failed): (1) Do Nothing — condition continues to decline and the backlog grows; (2) Fully Fund — a steady ~$14 million per year meets both goals by 2046, but costs about $25.48/month for a single-family residence, the highest street fee among Oregon peers; and (3) the Recommended approach — delivery-first, starting smaller, showing results quickly, keeping fees peer-competitive, and building toward the goals.

The Recommended approach includes four key actions:

- **Expand street preservation efforts immediately.** In 2026, the City will continue the expanded street maintenance program by reprioritizing $180,000 for additional inlay milling and paving and implementing a new pavement rejuvenator program designed to extend the useful life of newer streets before more costly repairs are needed.
- **Temporarily redirect existing flexible resources to street preservation.** Beginning in 2027, the City will temporarily reprioritize $2 million per biennium of In-Lieu-of-Franchise Fees revenue toward neighborhood street preservation. This funding will allow construction to begin immediately in the Area 3 neighborhood east of Lyon Street while minimizing impacts to other Capital Improvement Program priorities as Street Maintenance Fee revenues ramp up.
- **Implement a phased Street Maintenance Fee.** Beginning July 1, 2027, the Street Maintenance Fee would be established at $11.28 per month for a standard single-family residence (single-family rates are tiered by home size, ranging from about $7.11 to $15.12 in 2027) and gradually increase to $15.28 per month for the standard home by 2031, after which it would be adjusted annually based on the ENR Construction Cost Index. This approach provides a dedicated, sustainable funding source while allowing residents and businesses to see results before reaching the full long-term investment level.
- **Build toward long-term funding needs.** Through the Transportation System Plan process currently underway, staff will return to Council in 2028 to discuss additional transportation funding strategies, including potential Transportation System Development Charges and a local gas tax, to further address long-term pavement needs and diversify transportation funding sources.

The recommended $11.28 launch lands mid-pack among Oregon peers (Corvallis $12.28, Oregon City $12.26, Portland $12.00; Bend $10.50, Medford $6.31); about 31 Oregon cities levy a comparable fee. In its first four years the plan visibly improves about 200 of the worst street segments — roughly 24 centerline miles (about 47 lane-miles) across all three wards — and holds the Very Poor/Failed share steady (about 27–30%) rather than letting it grow, while do-nothing climbs toward ~47%. The interim treatments are a 5–8-year fix, not a permanent rebuild; reaching the PCI 68 / ≤10% targets requires the added 2028 revenue legs.

The following compares the three paths at the end of the five-year ramp (2031) and over the long run (2046):

Measure	Option 1: Do Nothing	Option 2: Fully Funded	Recommended
By 2031 — Weighted PCI	45	62	57
% Very Poor + Failed	47%	32%	30%
Deferred backlog	$192M	$128M	$138M
By 2046 — Weighted PCI	10	85	52
% Very Poor + Failed	92%	9%	47%

Measure	Option 1: Do Nothing	Option 2: Fully Funded	Recommended
Deferred backlog	$343M	$34M	$177M
Residential fee / month	$0	$25.48	$11.28 → $15.28
Meets pavement goals?	No	Yes (2046)	Not alone

Option 1: Do Nothing (Status Quo) nearly doubles the Very Poor/Failed share by 2031 and collapses the network by 2046. Option 2: Fully Funded reaches the goals but requires the highest fee immediately. The Recommended approach holds condition and delivers visible early results for residents and businesses at a peer-competitive fee.

Strategic Plan Impact:

Reliable & Sustainable Infrastructure: A dedicated street preservation program supports the City's goal of maintaining reliable infrastructure by creating a sustainable funding source for neighborhood street preservation, improving pavement conditions, and protecting one of the City's largest public assets. Sustainable funding for the City's system is also a specific objective under this vision area.

High-Performing Government: The Recommended approach supports responsible financial stewardship by using existing resources first, demonstrating measurable results, incorporating performance measures, and returning to Council with additional transportation funding options as part of the Transportation System Plan process

Budget/Staff Impact:

The $2 million per-biennium franchise reprioritization draws from unrestricted In-Lieu-of-Franchise funds with minimal CIP impact, offset as the SMF grows. Street Maintenance Fee revenue ramps from about $6.2 million (FY2028) to about $8.4 million (FY2032); with the franchise contribution, the combined program reaches roughly $9.5 million per year, after which the fee indexes to Engineering News-Record Construction Cost (ENR). ADA curb-ramp costs are included in the program. No significant new staffing is anticipated to launch the program, which uses existing crews and contracts. Low-income assistance would reduce qualifying residential bills and is accounted for in the recommended fee structure.

Staff Recommendation:

Staff recommends that the City Council adopt the attached resolution structuring the fee based on the Recommended approach.

Alternatives:

1. Adopt the Resolution (staff recommendation).
2. Adopt the resolution with adjustments.
3. Take no action and remain with current status quo.

Attachments:

1. Street Maintenance Fee Presentation
2. Street Maintenance Fee Resolution

CITY OF ALBANY · PUBLIC WORKS

Investing in Albany's Streets

Street Maintenance Fee and delivery plan

Paul Trombino III, P.E., Public Works Director · October 7, 2026

**Previous presentation to City Council August 12, 2026*

The foundation is in place

Council has guided work since 2017 — this meeting sets the rates and the phased path

Ordinance already adopted

Ordinance No. 6050 (adopted Sept 2024; AMC Chapter 14.30) authorizes the Street Maintenance Fee. Specific rates and classifications are set by Council resolution — the focus of this meeting.

A documented, long-standing need

PCI analysis in 2016, updated in 2025, shows a declining network, and streets remain the community's top infrastructure concern.

Rate structure complete

Built on Institute of Transportation Engineers standards for trip-generation data and benchmarked to Oregon peers (Corvallis, Ashland, Hillsboro, Lake Oswego, Medford, Newberg).

Residents support dedicated revenue — with transparency: a publicly available pavement management plan and annual spending reports.

Where we stand today

Albany's street network — the starting point

60	29%	$125M	34M sf
Area-weighted PCI (low “fair”)	of area Very Poor or Failed	deferred maintenance backlog	1,626 street segments

Without a dedicated, growing revenue source, **condition keeps sliding and the backlog compounds.**

State and federal dollars are committed to operations or restricted to arterials and collectors — local streets have no reliable source of their own.

42% **of the entire street network is Poor or worse (PCI ≤ 55) —** the roads residents feel every day. That's why the Recommended plan targets the worst streets first.

The need is in every ward

Parcel-level condition joined to the three council wards

Ward 1 **$51.0M**

avg PCI 59.5 · 30% Very Poor/Failed

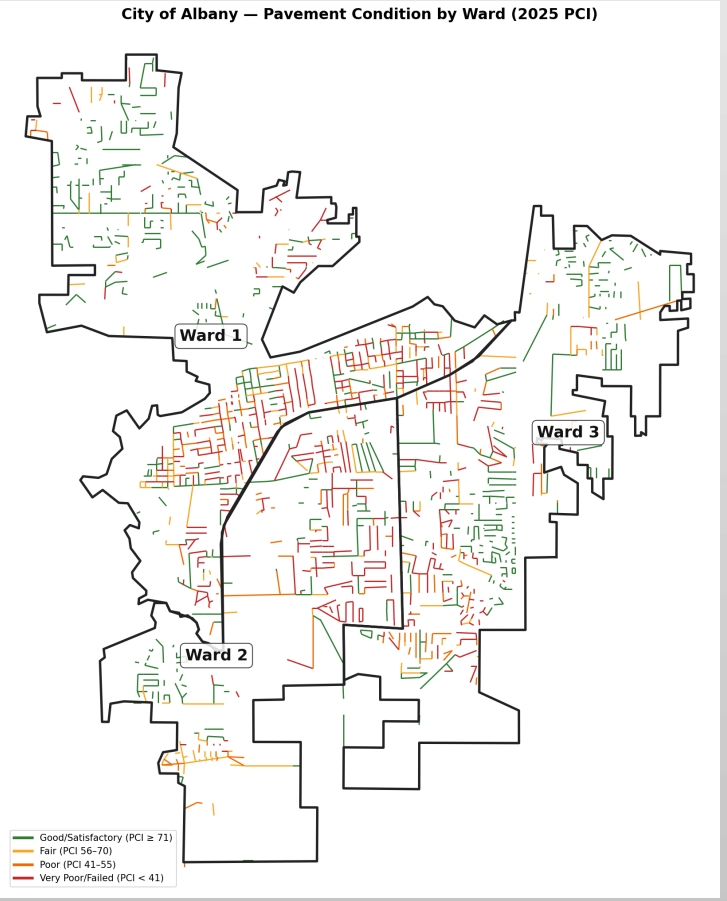
Ward 2 **$40.6M**

avg PCI 53.3 · 36% Very Poor/Failed

Ward 3 **$33.9M**

avg PCI 63.7 · 23% Very Poor/Failed

Citywide deficit **$125.5M**



Every ward. Every year.

Why local streets need new revenue

Public Works receives ~$16.8–17.3M / biennium — almost all restricted

Funding source	~ / Biennium	Restriction	Local streets?
State Gas Tax	$9.0M	Operations & maintenance on existing system	Limited
Federal STBG (MPO)	$0.8M	Arterials & collectors only	No
Transportation SDCs	$1.5–2.0M	Growth projects (arterials & collectors)	No
In-Lieu-of-Franchise Fees	**$5.5M**	**Flexible — source of the $2M shift**	**Yes**

The takeaway

Gas tax is consumed by operations; STBG and SDCs are restricted to higher level streets. Only franchise funds are flexible — and they're limited. A dedicated fee is what makes the program durable.

Recommended approach: delivery-first

Start smaller, show results fast, build public trust

Already underway in 2026: doubled Street Maintenance inlay/milling (~$180K) and launched a new rejuvenator preservation program to extend the life of newer streets.

1

Reprioritize franchise now

Shift $2M / biennium from unrestricted franchise funds to pavement for five years. Funds immediate 2027 work — the worst area, east of Lyon Street. Minimal CIP impact.

2

Stepped Street Maintenance Fee

Launch 7/1/2027 at $11.28/mo, step up over the five-year ramp, then index to ENR. Peer-competitive from day one.

3

Street needs remain; improvements underway

Demonstrated delivery provides context for a 2028 transportation discussion — Transportation SDCs and a potential local gas tax — building momentum.

What the plan accomplishes

Worst streets first, then smart preservation — work in every ward

Now — 2026

Doubled the Street Maintenance inlay/milling program (~$180K) and launched a new rejuvenator program to extend the life of newer streets.

Years 1–4 — worst first

~24 centerline miles (~47 lane-miles) — 200 of the worst segments rebuilt across all three wards, starting with the worst area east of Lyon Street. Treatment: a 3-inch inlay on the center 24 ft, crack seal, ADA ramps, then a slurry seal the next year.

Year 5+ — preservation

Pivot to “right treatment, right time”: crack seal, slurry, and rejuvenator keep good streets good; overlays and reconstruction where they’re needed.

Result: work in every ward every year, and condition held near today's level (~PCI 57) instead of sliding.

The fee — 5-year schedule

Single-family tiered by home size · commercial by trip generation · stepped over five years

Monthly fee — effective each July 1 · 2027 → 2031, then indexed to ENR — SMF revenue $6.2M → $8.4M

Single-family — by home living area

Monthly fee, 2027 launch → 2031 (then indexed to ENR)

Tier 1	≤ 1,000 sf	$7.11 → $9.63
Tier 2	1,001–1,250 sf	$9.14 → $12.38
Tier 3	1,251–3,000 sf · standard	$11.28 → $15.28
Tier 4	> 3,000 sf	$15.12 → $20.48

Multifamily & commercial

Multifamily	per unit	$8.04 → $10.89 / unit
Commercial	per 1,000 sf by trip bin	
	Office	$13.03 → $17.64
	Retail	$21.71 → $29.41
	Medical	$31.48 → $42.64
	Warehouse	$5.43 → $7.35

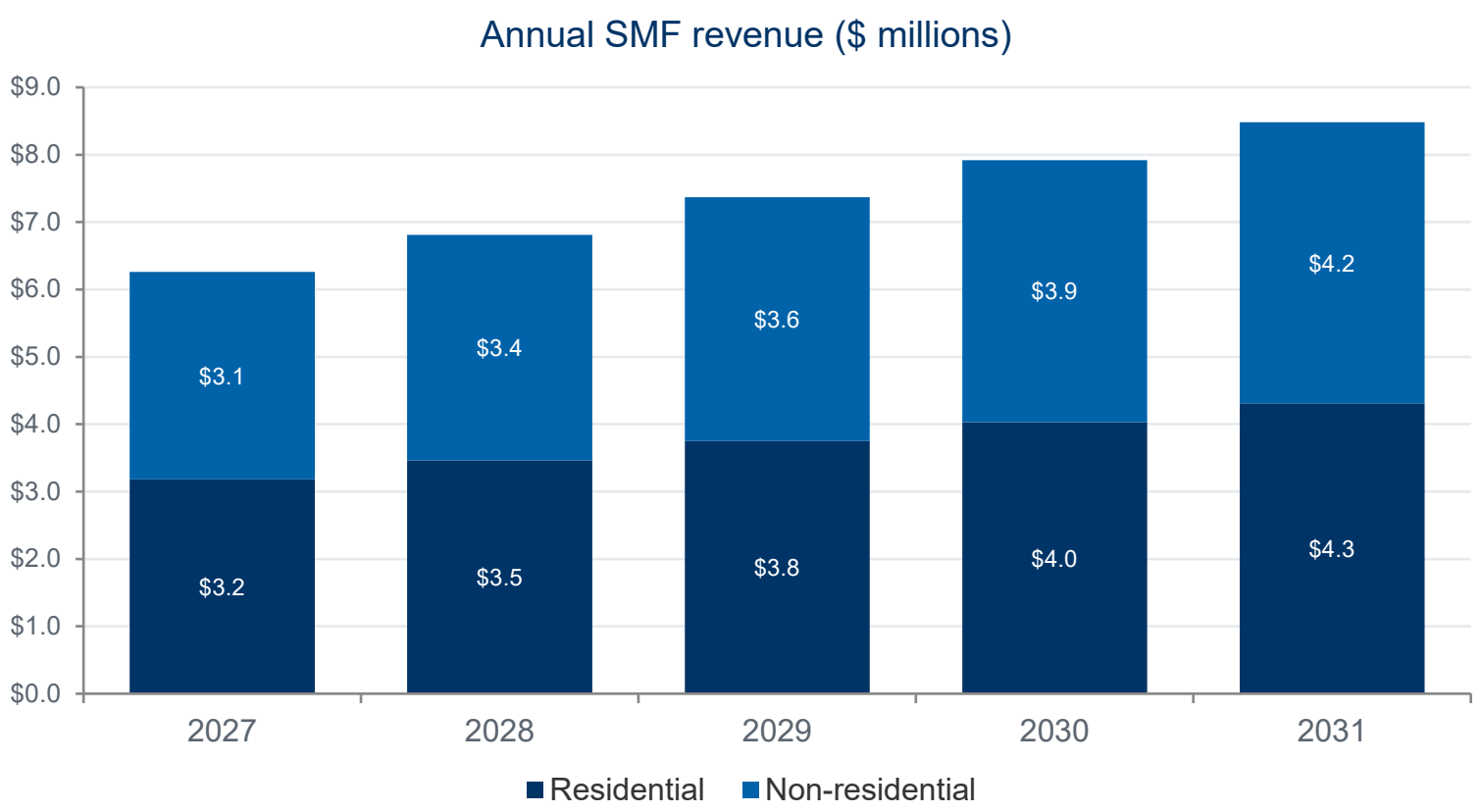
Examples: 3,000 sf office $39 → $53 · 10,000 sf retail $217 → $294

The $11.28 launch (standard home) lands in the middle band among Oregon peers — a dollar under Corvallis ($12.28).

Model policy adjustments (2025): revenue balanced ~50/50 residential / non-residential · schools −50% · low-income discount per City policy · trip caps for the largest generators.

Revenue over the 5-year ramp

The fee steps up and revenue grows — balanced residential / non-residential each year



$6.2M → $8.4M

total SMF revenue across the ramp

≈ 51 / 49

residential vs non-residential, every year

$11.28 → $15.28

standard home (Tier 3), 2027 → 2031

Staff Recommendation

RECOMMENDATION

Approve the Resolution establishing the Street Maintenance Fee.

Launches the phased approach: residential $11.28/month effective July 1, 2027, stepping to $15.28 over five years — with the $2M/biennium franchise reprioritization and the continued 2026 maintenance and rejuvenator program.

RESOLUTION NO. _____

A RESOLUTION OF THE ALBANY CITY COUNCIL, ESTABLISHING RATES, CLASSIFICATIONS, AND POLICIES FOR THE STREET MAINTENANCE FEE

WHEREAS, in 2024 the Albany City Council adopted Ordinance No. 6050 adding Albany Municipal Code Chapter 14.30, Street Maintenance Fee; and

WHEREAS, Albany Municipal Code Chapter 14.30 provides that the City Council will establish street maintenance fee rates and classifications by resolution; and

WHEREAS, the City's local street network has an estimated $125 million deferred-maintenance backlog, and existing transportation revenues are committed or restricted and are insufficient to fund preservation of local neighborhood streets; and

WHEREAS, the City Council has reviewed a technical analysis recommending a phased Street Maintenance Fee that begins at a level comparable to peer Oregon communities and increases over five years, with required ADA curb-ramp costs included in the program; and

WHEREAS, the rate structure is based on Institute of Transportation Engineers (ITE) trip-generation methodology, balances revenue approximately equally between residential and non-residential customers, provides a fifty percent (50%) discount for schools, provides a low-income credit consistent with current City policy, and applies trip caps that reduce the fee for the largest trip-generating land uses.

NOW, THEREFORE, BE IT RESOLVED BY THE ALBANY CITY COUNCIL, that the Street Maintenance Fee rates, classifications, and policies set forth in Exhibit A are hereby adopted and will be effective July 1, 2027; and

BE IT FURTHER RESOLVED that the fees shall be automatically adjusted each July 1, beginning July 1, 2032, based on the annual percentage change in the Engineering News-Record (ENR) Construction Cost Index, or a successor index designated by the City

DATED AND EFFECTIVE October 07, 2026.

_____
Mayor

ATTEST:

_____
City Recorder

EXHIBIT A

Street Maintenance Fee — Rates, Classifications, and Policies

1. Residential monthly rates (effective each July 1). Single-family rates are tiered by dwelling living area:

Residential class	2027	2028	2029	2030	2031
Single-family — Tier 1 (≤ 1,000 sq ft)	$7.11	$7.74	$8.37	$9.00	$9.63
Single-family — Tier 2 (1,001–1,250 sq ft)	$9.14	$9.95	$10.76	$11.57	$12.38
Single-family — Tier 3 (1,251–3,000 sq ft)	$11.28	$12.28	$13.28	$14.28	$15.28
Single-family — Tier 4 (> 3,000 sq ft)	$15.12	$16.46	$17.80	$19.14	$20.48
Multifamily / apartment (per dwelling unit)	$8.04	$8.75	$9.47	$10.18	$10.89

Single-family living area is determined from County assessor building data. Other residential classifications (manufactured-home spaces, assisted-living and continuing-care units, and affordable-housing units) are charged under the trip-generation methodology in the City's Street Maintenance Fee rate model.

2. Non-residential monthly rates, per 1,000 square feet of building area (effective each July 1):

Non-residential trip-generation bin	2027	2028	2029	2030	2031
Bin 1 — warehouse, industrial, storage, care	$5.43	$5.91	$6.39	$6.87	$7.35
Bin 2 — office, hospital, church, institutional	$13.03	$14.18	$15.33	$16.49	$17.64
Bin 3 — retail, auto, shopping, public office	$21.71	$23.63	$25.56	$27.48	$29.41
Bin 4 — medical / dental office	$31.48	$34.27	$37.06	$39.85	$42.64
Bin 5 — restaurants, supermarkets	$42.34	$46.10	$49.85	$53.60	$57.35
Bin 6 — banks, fast food, high-trip retail	$65.13	$70.90	$76.68	$82.45	$88.22

Bins are assigned by the property's ITE land-use category as maintained in the City's Street Maintenance Fee rate model. Certain special-generator land uses (for example, schools, hotels, gas stations, and similar uses) are charged per applicable unit (such as per student, room, or vehicle fueling position) as provided in the rate model.

3. Policies:

- **Trip-generation methodology.** Fees are calculated using average weekday trip-generation rates (ITE methodology) as applied in the City's Street Maintenance Fee rate model. The structure is calibrated so that approximately 50% of program revenue is recovered from residential customers and approximately 50% from non-residential customers.
- **School discount.** Public and private schools receive a fifty percent (50%) reduction of the otherwise-applicable fee.
- **Trip caps.** For the largest trip-generating land uses, the trip rate used to calculate the fee is capped as provided in the rate model, resulting in a reduced fee for those customers.
- **Low-income assistance.** Qualifying low-income customers receive a seventy percent (70%) credit toward the Street Maintenance Fee, consistent with the assistance currently provided under the City's utility assistance program for the City Services Fee.
- **Annual adjustment.** Effective July 1, 2032, and each July 1 thereafter, all rates are adjusted by the annual change in the ENR Construction Cost Index.
- **Billing.** The fee is billed monthly on the City's regular utility billing cycle, subject to AMC Chapter 14.30 and the City's utility billing ordinances.