



## PARKS, RECREATION & TREE ADVISORY COMMISSION



### AGENDA

**Wednesday, May 7, 2025**

**6:00 p.m.**

This meeting will be conducted virtually. At 6:00 p.m., Join the meeting here:

<https://us06web.zoom.us/j/83068386417?pwd=cIFnb3h3TWhlWlFjNHlWRTY0K3NhZz09>

Meeting ID: 830 6838 6417 Passcode: 763440

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted on the website

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENTS
  - 1) Planet Walk- Doug Marteeny
  - 2) Locks of Love - Lonnie Hollifield

*Persons wanting to provide comments may:*

- 1- Email written comments to [Debbie.little@albanyoregon.gov](mailto:Debbie.little@albanyoregon.gov), including your name, before noon on the day before the meeting.
- 2- To comment virtually during the meeting, register by emailing [Debbie.little@albanyoregon.gov](mailto:Debbie.little@albanyoregon.gov) before noon on the day before the meeting, with your name. The chair will call upon those who have registered to speak.
- 3- Prearranged – appear in person at the meeting and register to speak.

4. APPROVAL OF MINUTES
  - a. March 5, 2025
5. SCHEDULED BUSINESS
  - a. Discussion Items
    - 1) BN 25-27 Budget Update
  - b. Action Items
    - 1) None
  - c. Reports and Updates
    - 1) Capital Projects Update – Kim
    - 2) Program Updates – Staff
6. BUSINESS FROM THE COMMISSION
7. NEXT MEETING DATE: Wednesday, June 4, 2025 - Virtual
8. ADJOURNMENT

*This meeting is accessible to the public via video connection. In-person attendance is available. For arrangements, please contact city staff at least 48 hours in advance of the meeting at: [Debbie.little@albanyoregon.gov](mailto:Debbie.little@albanyoregon.gov) or call 541-917-7778. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting.*

*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.*

**Albanyoregon.gov**





## MINUTES

Wednesday, March 5, 2025

6 p.m.

REMOTE

Approved: Draft

CALL TO ORDER: Meeting called to order at 6:01 p.m.

Members present: Aaron Falotico, Bill Stonerod, Sharon Konopa, Anna Roller, Jill Van Buren, Joyce Thompson Graham

Members absent: Nick Anderson

Staff present: Kim Lyddane, Director; Rick Barnett, Parks & Facilities Maintenance Manager; Debbie Little, Administrative Services Coordinator

Business from the Public

1) None

APPROVAL OF MINUTES

6:01 p.m.

February 5, 2025

MOTION: Falotico moved to adopt the minutes. Van Buren seconded the motion, which passed 6-0.

DISCUSSION ITEMS

6:02 p.m.

a. Department Overview

Lyddane presented an overview of the department. Brief discussion followed

ACTION ITEMS

b. None

REPORTS AND UPDATES

6:39 p.m.

a. Capital Projects

Lyddane reviewed the project report included in the agenda packet.

- Deerfield Park renovation project received 11 bids. Playground and turf have been ordered. The construction contract will go to the City Council March 26, 2025, for approval. Construction is projected to start spring/summer of 2025.
- Lehigh playground replacement is in process. The installation has been delayed by weather.

**b. Staff reports**

Lyddane provided an update on recreation programs.

- Hiring for summer staff.
- Registration for spring programs and classes is open.
- Summer planning for programs, River Rhythms and Northwest Art & Air Festival is under way.

Barnett provided an update on Park Maintenance.

- Winter tasks are wrapping up.
- Street tree planting is completed and tree planting in the parks is finishing up.
- Tree plantings required for new developments will be the responsibility of the developer.
- Staff determined the downtown trees were not planted correctly which led to several trees dying.
- Small tree pruning is being completed by a seasonal staff member who is doing an excellent job.
- Waverly shrub bed has new irrigation, and new plants will go in soon.
- Summer hanging baskets and flowers have been ordered.
- Lighting at the softball fields is being worked on as they are aging fixtures and starting to fail.
- Street improvements around Monteith River Park could cause some challenges related to parking for River Rhythms this summer.
- RV and trailer parking in park lots is becoming an issue.

**BUSINESS FROM THE COMMISSION**

6:53 p.m.

Stoneroad inquired about the process for a member of the public to attend a meeting. Konopa noted the process is on the agenda that is published on the City's website.

Lyddane noted a new sponsor has come on board for the Adopt a Park program specifically sponsoring Waverly Park.

**NEXT MEETING DATE:** Next meeting will be Wednesday, April 2, 2025. This meeting will be virtual.

**ADJOURNMENT**

The meeting was adjourned at 6:58 p.m.

Submitted by,

Reviewed by,

Debbie Little  
Administrative Services Coordinator

Kim Lyddane  
Parks & Recreation Director

## Capital Projects Report

PROJECT	STATUS	PROJECTED COMPLETION DATE	NOTES
Meadow Ridge Park Development		Completed	
Timber Linn Park soccer field improvements	Phase II complete. Phase III bids came in 2-4X budgeted amount. Project paused.	TBD	Partnership with AYSO
East Thornton Lake Natural Area development Ph 1	Design pending. Cost for a 10 car parking lot on the west side of the property estimated at \$400,000.	Development indefinitely delayed, pending O&M funding plan	SDCs, donations, State grant
Henderson Park Playground Replacement		Completed	
Deerfield Park Playground Replacement	Contract awarded. Construction to beginning shortly.	10/1/2025	

## Parks and Recreation

### Limited Resources Impact Park/Facility Maintenance and Growth

Park projects are funded by a mix of resources from outside grants, private donations, Parks System Development Charges, the Parks and Recreation Department's annual operating fund, and, beginning in 2022, the parks' portion of the City Services Fee. Thanks to the creation of the City Services Fee, over 40 facility and park projects were completed between 2022 and 2024 at 22 locations. The projects ranged from a few hundred dollars to \$250,000 as the department made a conscious effort to dedicate the fees generated primarily to deferred maintenance. The last few years have been exciting and refreshing for a department that was not able to make improvements for so long due to limited resources. Improvements include, but are not limited to, construction of an outdoor fitness court at Burkhart Park; creation of a sensory playground at Lehigh Park; court resurfacing at Henderson, Burkhart, and Hackleman Parks; and ADA improvements, increased security, and other smaller enhancements at the Riverfront Community Center and Albany Community Pool. Additionally, in 2024, the community saw the creation of the Meadow Ridge Park, the first new park since 2009 and the second park to serve the growing east side of town.



With impacts of inflation and rising staffing support costs, the City Services Fee funds will increasingly be used to maintain operations instead of supporting deferred maintenance and growth projects. It is unknown at this time how much funds will be available from the City Services Fee and as a result, the funded CIP list is limited.

The current Parks' Master Plan was adopted in January 2021. The plan focuses on taking care of existing resources, building for anticipated population growth, and providing program opportunities for residents, with a focus on underserved populations. To give the scope of projects needed to improve ageing infrastructure and add equitable green space to growing portions of our community, the unfunded CIP list will now show all projects identified in the 2021 Master Plan, Albany Community Pool CIP List, as well as emerging needs.

While we continue to look for creative ways to fund replacement, most playground projects have been suspended indefinitely due to lack of reliable funding. Projects at Bowman, Draper, Grand Prairie, and Pineway parks have been deferred to future years. We hope to find funding in the current five-year cycle for structural improvements at COOL! Pool, the final phase of field improvements at Timber Linn, a new roof at the Riverfront Community Center, completion of the Deerfield Park refurbishment, and possible development of a neighborhood park in South Albany (primarily funded through SDC funds).



The parks and recreation department will continue to pursue partnerships, grant funding, and community giving to accomplish projects on the unfunded CIP list. Funds secured will determine the priority for projects to move to the funded list. Construction costs have increased significantly, while funding has not and as a result the CIP shows only one project funded in the five-year planning window.



2026 through 2030  
**Capital Improvement Plan**  
 Albany, Oregon

Project Name	Department	Project #	Project Cost
<b>2026</b>			
Deerfield Park Update & Playground Replacement	<i>Parks and Recreation</i>	50PK00001	<b>750,000</b>
<b>Total for 2026</b>			<b>750,000</b>
<b>GRAND TOTAL</b>			<b>750,000</b>



2026 thru 2030

Capital Improvement Plan

Albany, Oregon

Project #	50PK00001		
Project Name	Deerfield Park Update & Playground Replacement		
Total Project Cost	\$750,000	Department	Parks and Recreation
Type	Park Improvement	Category	Parks
Status	Funded		

Description

Deerfield Park was identified in the 2021 Parks Master Plan for rehabilitation. The Park was developed in the 1950s and was previously owned by the Greater Albany Public School District. The 10.89-acre park was purchased by the City of Albany in 2018. The neighborhood park is in significant need of repair, as it has not been improved since the playground equipment was purchased and installed 40 years ago.

Operating Budget Impact: This project will not impact the operating budget because this project replaces existing playground and other deteriorating equipment.

Funding Sources	2026	2027	2028	2029	2030	Total
Park and Recreation	750,000	0	0	0	0	750,000
Total	750,000	0	0	0	0	750,000



### Unfunded Projects

The following projects have been identified as needed repairs and/or improvements to the City's infrastructure. In most cases, these projects are the result of a master plan process, which attempts to systematically look at the needs for public infrastructure over the next 10 to 20 years. These projects are considered "unfunded" because either a source of funding has not been made available, or they will not be implemented within the five-year window this plan covers.

#### Facility Development

CIP #	Project Name	Amount
50PK00032	Multi-Purpose Recreation Center	12,500,000
<b>Total for Unfunded Facility Development</b>		<b>12,500,000</b>

#### Facility Improvement

CIP #	Project Name	Amount
50PK00013	RCC Separation Repairs (temporary)	50,000
50PK00060	HVAC Replacement at Swanson Center	60,000
50PK00061	RCC HVAC Replacement	198,000
50PK00072	RCC HVAC System	200,000
50PK00074	Fiber to Park and Building Maintenance	100,000
<b>Total for Unfunded Facility Improvement</b>		<b>608,000</b>

#### Park Development

CIP #	Project Name	Amount
50PK00033	New Neighborhood Park (East Albany)	940,000
50PK00034	New Neighborhood Park (NE Albany)	3,240,000
50PK00035	New Neighborhood Park (West Albany)	3,240,000
50PK00048	South Albany Property Park Development	12,642,000
50PK00065	New Neighborhood Park (East Albany)	1,225,000
50PK00066	New Neighborhood Park (East Albany)	1,225,000
50PK00067	New Neighborhood Park (East Albany)	1,225,000
<b>Total for Unfunded Park Development</b>		<b>23,737,000</b>

#### Park Improvement

CIP #	Project Name	Amount
50PK00004	Timber Linn Soccer Field Irrigation Phase 3	100,000
50PK00005	Bowman Park Improvements	225,000
50PK00007	Grand Prairie Park Refresh & Playground Replace	870,000
50PK00008	Draper Park Refresh & Playground Replacement	575,000
50PK00009	Pineway Park Playground & Park Refresh	255,000
50PK00015	Bryant Park Improvements	650,000

**Capital Improvement Program**

50PK00017	Burkhart Park Improvements	240,000
50PK00018	Burkhart Square	65,000
50PK00021	Doug Killin Friendship Park Improvements	110,000
50PK00024	East Thornton Lake Natural Area Phase	5,684,000
50PK00025	Gibson Hill Park Improvements	615,000
50PK00027	Hackleman Park Improvements	240,000
50PK00028	Kinder Park Improvements	165,000
50PK00030	Lexington Park Improvements	1,070,000
50PK00036	North Albany Park Improvements - Partnership	300,000
50PK00042	Parking Lot Resealing: Bryant and Eads	40,000
50PK00043	Parking Lot Resealing: Kinder and Bowman	40,000
50PK00045	Periwinkle Park Improvements	170,000
50PK00046	Riverview Heights Park Improvements	260,000
50PK00049	Swanson Park Improvements	225,000
50PK00050	Takena Park Improvements	575,000
50PK00052	Teloh Calapooia Park Denaturalization	40,000
50PK00055	Timber Linn Memorial Park Improvements	5,330,000
50PK00062	Albany Skate Park Improvements	600,000
50PK00073	Timber Linn Ballfield Light Replacement	170,000
<b>Total for Unfunded Park Improvement</b>		<b>18,614,000</b>

**Pool Improvement**

<b>CIP #</b>	<b>Project Name</b>	<b>Amount</b>
50PK00002	ACP Pool Plaster	320,000
50PK00003	COOL! Pool Plaster and Lip Work	600,000
50PK00010	ACP Boiler Replacement (A)	50,000
50PK00011	ACP Boiler Replacement (B)	50,000
50PK00012	ACP Bulkhead Replacement	200,000
50PK00019	COOL! Pool Boiler	50,000
<b>Total for Unfunded Park Development</b>		<b>1,270,000</b>

**Trail & Path Connectivity**

<b>CIP #</b>	<b>Project Name</b>	<b>Amount</b>
50PK00014	Bowman Park to Kinder Park Trail	1,360,000
50PK00016	Bryant Park to Bowers Rock Trail	400,000
50PK00020	Cox Creek Path Improvements	150,000
50PK00022	Draper Park North Past Sunrise Park Trail	780,000
50PK00023	Eads Park to Dave Clark Riverfront Path Trail	600,000
50PK00026	Grand Prairie Park to Deerfield Park Trail	540,000
50PK00029	Lehigh to Lexington to Periwinkle Parks Bike Path	780,000
50PK00031	Monteith Riverpark to Henderson Park Trail	240,000
50PK00037	North Albany Park to Riverview Heights Park Trail	1,680,000

**Capital Improvement Program**

50PK00038	North Albany Park to Tadena Landing Park Trail	1,140,000
50PK00039	Oak Creek Greenbelt Trailhead Development	1,000,000
50PK00040	Oak Creek Loop Trail	6,200,000
50PK00041	Oak Creek Open Space to Tadena Park Trail	1,220,000
50PK00044	Periwinkle Creek Bike Path	50,000
50PK00047	Simpson Park Trail Improvements	100,000
50PK00051	Tadena Park to Waverly Park Trail	1,440,000
50PK00053	Teloh Calapooia to LBCC Trail	300,000
50PK00054	Teloh Calapooia to Oak Creek Trail Loop	1,200,000
50PK00056	Timber Linn Park to Grand Prairie Park Trail	1,380,000
50PK00057	Waverly to Timber Linn to Meadow Ridge Park Trail	3,000,000
50PK00058	Waverly Park to Meadow Ridge Park Trail	900,000
50PK00059	Willamette Water Trail	250,000
50PK00063	Lebanon Trail	1,310,000
50PK00064	Monteith Riverpark-Tadena Landing Bike/Ped Bridge	10,000,000
50PK00068	Simpson Park-Tadena Landing Bike/Pedestrian Bridge	10,000,000
50PK00069	Corvallis to Albany Trail	5,000,000
50PK00070	Dave Clark Riverfront Path Improvements	3,000,000
50PK00071	Trail Connection- Bowman, Simpson and TWG	1,000,000
<b>Total for Unfunded Trail &amp; Path Connectivity</b>		<b>55,020,000</b>

**Grand Total for Unfunded Park                      111,749,000**