



Airport Advisory Commission

AGENDA

Thursday, February 19, 2026, 3:30 p.m.

This meeting includes in-person and virtual participation.

Santiam Room, City Hall

333 Broadalbin Street SW

or join the meeting here:

<https://council.albanyoregon.gov/groups/air/zoom>

Phone In: 1-253-215-8782 (long distance charges may apply)

Meeting ID: 815-8039-5498 Passcode: 611085

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
2. Roll call
3. Elect chair and vice chair
4. Approval of December 18, 2025, minutes
5. Staff updates
6. FBO update
7. Business from the commissioners
8. Business from the public
9. Next meeting date: Thursday, April 16, 2026
10. Adjournment

Robb Romeo

Tony Hann

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: robb.romeo@albanyoregon.gov or 541-917-7605.

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

albanyoregon.gov/council





AIRPORT ADVISORY COMMISSION

MINUTES

December 18, 2025

3:30 p.m.

Council Chambers, City Hall/VIRTUAL

Approved: DRAFT

Call to Order

Chair Mel Huffman called the meeting to order at 3:30 p.m.

Roll Call

Members present: Chair Mel Huffman, Debbie Origer, Chuck Kratch, Rodney Moore, Matthew Arck, and JR Beroncal

Members absent: Cassi Mayhew

Staff present: Transportation Manager Robb Romeo, Civil Engineer III Ryan Beathe, City Manager Peter Troeddsen, Communications and Engagement Manager Matt Harrington, Operations Manager Kristin Preston, Economic Development Manager Sophie Adams, Public Works Business Manager Jeff Babbitt, and Engineering Clerk III Anita Dodd

Others present: Penny Miltenberger, Daniel Miltenberger, Ron Terhaar, Bret Kizer, Luke Doughton, Ralph Menweg, and Bryan Bristow

Approval of October 16, 2025, Minutes

3:31 p.m.

Chuck Kratch moved to approve the October minutes as presented, Rodney Moore seconded the motion, and the motion passed the commission 5-0.

Staff Updates

3:31 p.m.

Transportation Manager Robb Romeo provided updates on the card reader, grant and construction status, and identified needed repairs at the airport.

FBO Updates

None.

Business from the Commission

3:36 p.m.

Matthew Arck provided an update from the October meeting. He reported that he spoke with Matt Harrington regarding the social media presence for the Albany Municipal Airport. Harrington indicated that the commission will not be collaborating directly with any City social media accounts at this time.

Kratch made a motion to move the next Airport Advisory Commission Meeting from January to February and continue every other month thereafter, Moore seconded the motion, and the motion passed the commission 5-0.

Moore requested approval to reach out to individuals and organizations outside the commission to gather information and ideas for generating airport revenue, and Romeo granted approval. Moore also reiterated his interest in extending the runway by an additional 3,000 feet.

Chair Mel Huffman raised concerns about the barricades on the dirt track from the south hangars to the parking area. He suggested using locking barricades to prevent unauthorized movement, but Romeo did not consider this necessary at this time.

Kratch asked about the runway sweeping schedule. Romeo explained that the runway and taxiway are inspected and cleared of debris twice a week, and the sweeper is used twice a year.

ECONorthwest Presentation

3:49 p.m.

Engineer Ryan Beathe invited ECONorthwest to the meeting to present an initiative to assist the City in positioning the airport as a broader community asset and to conduct a comprehensive economic and fiscal study. During the meeting, ECONorthwest shared the results of Phase I of their study, outlining options for enhancements, potential future uses of the airport land, and stakeholder priorities. They also outlined the increase in expenditures compared to revenues over the past year and shared concerns about the airport's long-term sustainability, noting that significant adjustments will be needed to maintain its viability.

AAC Member Questions

4:12 p.m.

Debbie Origer asked about the storm drainage fee, noting it seemed higher than actual utility costs. ECONorthwest clarified the fee is based on a two-year budget cycle rather than annual costs.

Moore asked how the airport's historic designation affects redevelopment plans. ECONorthwest explained that historic designations on certain properties and structures require a formal process for any modifications, which limits redevelopment options and ensures preservation of historic elements.

Kratch asked if the historic hangar could remain if the airport were closed. ECONorthwest said yes, noting examples of adaptive reuse for historic buildings. They also explained that closing the airport would be costly due to Federal Aviation Association requirements and grant repayment, making both closure and continued operation financially challenging. Discussion included project costs, funding options, and timeline, with final recommendations expected by March or April.

Arck asked about ECONorthwest's experience with small municipalities and similar airport projects, and the likelihood of successful outcomes. ECONorthwest explained they have decades of experience working with communities of all sizes, including a similar airport project in Cascade Locks, which ultimately remained open. Arck also raised the airport's role in emergency response; ECONorthwest confirmed this will be considered as a key criterion in the next project phase.

Public Comment/ Questions (from Sign-in sheet)

4:32 p.m.

Penny Miltenberger highlighted several reasons why the Albany Municipal Airport is valuable and essential to the community.

Daniel Miltenberger asked how his tax dollars and hangar fees contribute to the Albany Municipal Airport.

Ron Terhaar noted that taxpayers expect certain public benefits from their tax dollars, such as schools, parks, an airport, and libraries, even though these services are not revenue generating.

Bret Kizer emphasized the need for additional hangar space throughout the valley and suggested adding more hangars at the airport to generate revenue. He also noted that several local businesses rely on customers who fly into the airport. Additionally, he proposed exploring a partnership with the City of Millersburg to help fund the airport, as industrial businesses in that area benefit from its presence.

Luke Doughton requested more detailed expenditure figures for airport operations.

Ralph Menweg expressed interest in joining the Transportation Advisory Commission in 2026. He stated his opposition to adding housing developments near the airport as a means of generating revenue. Menweg shared that he has alternative ideas to help make the airport financially sustainable and emphasized that the airport should remain a viable asset, urging the city to do all it can to preserve it.

Bryan Bristow asked for clarification on recent financial changes that have impacted the airport's sustainability compared to 2022. He requested details on which line items have changed and whether the City's maintenance hangar is included in revenue calculations. Bristow also questioned how Albany's service charges compare statistically to other regional airports.

The next regularly scheduled meeting is on February 19, 2026.

Hearing no further business, Chair Mel Huffman adjourned the meeting at 4:53 p.m.

Respectfully submitted,

Reviewed by,

Anita Dodd
Clerk III

Robb Romeo
Transportation Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cityrecorder@albanyoregon.gov.*

ALBANY MUNICIPAL AIRPORT PROJECT LIST

DATE 02/19/2026

| I T E M | PROJECT | STATUS | PROJECTED COMPLETION | COMPLETED |
|------------------|---------------------|--|-------------------------|-----------|
| | | | | |
| | Interceptor Sewer | Phase I completed | | |
| | FBO | Wrapping up BIL Project (CLOSE) | | |
| | PAPI Project | Wrapping up PAPI project (Waiting on baffles) | | |
| | Mowing | Will start when the infield dries out | | |
| | Land Use Agreement | Military Training | | |
| | | | | |
| | Misc. Notes | | | |
| | CIP Projects | | | |
| | | | | |
| | Calendar Year 2026 | R/W 16-34 Crack Seal, Fog Seal, and Pavement Marking REIL lighting (Design/Construction/SDC) | | |
| | Calendar Year 2027 | Carryover | | |
| | Calendar Year 2028 | Carryover | | |
| | Calendar Year 2029 | Carryover | | |
| | Calendar Year 2030 | AIP Taxiway A Rehabilitation | | |
| | Calendar Year 2031 | Fuel Apron and Helicopter pad (phase I - Predesign) | | |