



## MINUTES

Wednesday, May 23, 2022  
Work Session  
Council Chambers, City Hall  
Hybrid Format

Approved: July 13, 2022

### Call to Order

Mayor Alex Johnson II called the meeting to order at 4:00 p.m.

### Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen, Matilda Novak, Stacey Bartholomew, Ray Kopczynski, Bessie Johnson, and Marilyn Smith.

Councilors absent: None

### Business from the Public

Janet Steele, of the Albany Area Chamber of Commerce, spoke from the public in favor of increasing Parks System Development Charges (SDCs) and in opposition to adding Parks SDCs to commercial development. Councilors discussed SDCs.

### Public Works Fees, Inflationary Adjustments

Rob Emmons presented a PowerPoint\* about Public Works fees. Councilors spoke about SDCs, the need for funding to accommodate growth, and who would pay the cost of growth. Public Works Director Chris Bailey detailed the function of SDCs and noted that the projects slated to be funded by SDCs will need to happen, no matter the funding mechanism, saying council gets to determine from where the money comes.

### Parks SDC Methodology and Rate Setting

Parks & Recreation Director Kim Lyddane shared the PowerPoint included in the agenda packet. Lyddane spoke about the purpose of SDCs, the history of Parks SDCs, and spoke about the proposed addition of charges to non-residential developments.

Lyddane confirmed for Councilor Stacey Bartholomew that the current Parks SDC methodology does not have a reimbursement fee. Lyddane also confirmed for Councilor Matilda Novak that the proposed charges on non-residential developments would not apply to existing businesses, but rather to new construction of commercial buildings. Responding to a question from Johnson II, Lyddane summarized a few reasons why the parks charges had not changed in about 20 years.

Councilor Ray Kopczynski said the proposed methodology is sound but would rather see a different scale with smaller housing charging \$0 in SDCs and the largest housing charging the maximum. Doug Gabbard from FCS Group said that the proposed methodology is based on occupancy statistics and said he would not recommend making arbitrary changes to charges.

Councilor Marilyn Smith supported the methodology as proposed and opposed setting the 500 square foot to \$0.

Responding to a question from City Attorney Sean Kidd, Gabbard said that the proposed scalability is only for single-family residences, not for multi-family dwellings which would have a flat charge per dwelling unit.

Responding to a question from Councilor Bessie Johnson, Lyddane said SDCs do not need to come from new development that takes place near a project, but rather SDCs received from any development can be used on any authorized project across the city. Johnson and Councilor Dick Olsen opposed Kopczynski's proposal. Gabbard detailed reimbursement fees.

Johnson II, Lyddane, Gabbard, and Kopczynski spoke about non-residential charges and demand on the parks system. Smith and Bartholomew spoke about the draw of parks to potential residents. Gabbard responded to questions from Johnson, saying the proposed methodology is equitable, but there is no easy way to compare it against an across-the-board charge since it would depend on the mix of development.

The council confirmed it would like to see the item stay on the April 27, 2022, agenda.

Lyddane introduced the topic of rate setting which she said would likely come back to the June 6, 2022, work session. Responding to a request from Novak and Johnson II, Lyddane said she can return to a future meeting with a case study of the Honey Grove development, comparing the two proposed options.

#### Ward Map Boundary Changes

Deputy City Clerk Gabe Shepherd presented the maps included in the agenda packet and answered clarifying questions about using census data to change ward boundaries. Responding to a question from Smith, Shepherd said the council can consider changes at any time and is not bound to redistrict only around the census.

After discussion, the council agreed to make no changes to ward boundaries for the 2022 municipal elections. Shepherd said he would contact Linn and Benton Counties and inform them of the decision.

#### Amend AMC 13.21.112(a), Central Albany Parking Area

Code Compliance Officer Kris Schendel presented a PowerPoint\* about expanding the Central Albany Parking Area as detailed in the agenda packet. Emma Deane, Executive Director of Albany Helping Hands, presented with Schendel and spoke in favor of the change, noting how the expansion would help her organization provide services and increase safety for her organization's staff and guests.

Responding to a question from Kopczynski, Schendel said he does not believe the reduction in service calls after the parking area's creation were due to the pandemic, but rather the parking area working. Responding to additional questions from councilors, Schendel noted the zone expansion would help those living nearby and detailed the boundaries of the expansion.

The council agreed to consider the item at the May 25, 2022 meeting.

#### Amend AMC 13.70, Abandoned Vehicles

Councilors spoke about the city's towing contract. Johnson II asked that the city reconsider its exclusive contract with a towing company at a future date. The council agreed to consider the item at the May 25, 2022 meeting.

#### Business from the Council

Johnson noted she has been getting negative responses about the city's decision to remove library fees. Kopczynski shared concerns about skid marks from Bird Scooters on city streets, Novak agreed and raised safety concerns. Kopczynski continued, supporting the program in general.

#### City Manager Report

City Manager Peter Troedsson reminded councilors of upcoming events and noted that Johnson II signed a letter to the Department of Land Conservation and Development, based on the recommendation of staff, asking for delays in implementing climate friendly regulations.

There being no other business, the meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Reviewed by,

Gabe Shepherd  
Deputy City Clerk

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 [cityclerk@cityofalbany.net](mailto:cityclerk@cityofalbany.net).*