



MINUTES

Wednesday, March 27, 2024

Meeting

Council Chambers, City Hall

Approved: April 10, 2024

Call to Order and Pledge of Allegiance

Mayor Alex Johnson II called the meeting to order at 6:00 p.m. The mayor led the pledge of allegiance.

Roll Call

Councilors present: Mayor Alex Johnson II and Councilors Matilda Novak, Steph Newton, Ray Kopczynski (virtual), Jackie Montague, Marilyn Smith, and Ramycia McGhee

Councilors absent: None

Special Presentation

Albany Visitors Association (AVA)

Connor McClain, President of the AVA Board of Directors, gave a statement.* He showed two videos about Albany made with grant funding.

Business from the Public

6:20 p.m.

Alexander Rice spoke at the March 13, 2024, meeting in favor of reopening a pedestrian path between Westwood Place and 34th Avenue. He said that after that meeting he met with neighbors who had serious concerns about reopening the path. He asked to withdraw his request.

Jack Sparks said Rice did a good job of summarizing their meeting. He thanked Rice for meeting with neighbors and listening to them.

Matt Bennett handed out architect's drawings of his proposed restaurant in the old train station building.* He is looking for funding to remodel the building and asked the council to put him on the agenda for a future meeting.

First reading of ordinances

6:27 p.m.

Introduction of a new Special Event Permit and discussion on amending Albany Municipal Code Chapters 7, 13, and 14

Parks and Recreation Department Director Kim Lyddane shared slides.* She explained current parks and recreation permitting and permits. The new special event permit would be scaled for small and large events. The department is also asking for a fee update, to cover more of the cost of administration for the permits.

Councilors asked several specific questions about how the permits would be applied. Councilor Marilyn Smith asked if the Albany Farmer's Market would be exempted from the new permit. Councilor Ramycia McGhee asked for a list of organizations that would be exempt.

- 1) Amending AMC Title 14 to specify the permit required for temporary use of public right-of-way

City Attorney Sean Kidd read the ordinance for the first time in title only.

MOTION: Councilor Jackie Montague moved to have the ordinance read a second time. Smith seconded the motion, which passed 6-0.

Kidd read the ordinance a second time in title only.

MOTION: Smith moved to adopt the ordinance. Montague seconded the motion and it passed 6-0. The ordinance was designated Ordinance No. 6037.

- 2) Amending AMC Titles 7 and 13 and creating a new special event permit
Councilor Matilda Novak asked several specific questions about existing Municipal Code language.

Councilor Steph Newton asked several questions about food vendors.
Smith said the changes are practical and sensible. There's a lot of staff work involved in a special event.

City Attorney Sean Kidd read the ordinance for the first time in title only.

MOTION: Smith moved to have the ordinance read a second time. McGee seconded the motion, which passed 6-0.

Kidd read the ordinance a second time in title only.

MOTION: Montague moved to adopt the ordinance. Smith seconded the motion and it passed 6-0. The ordinance was designated Ordinance No. 6038.

- 3) Amending AMC Title 7 to clarify the issuance of parks and recreation permits
City Attorney Sean Kidd read the ordinance for the first time in title only.

MOTION: Smith moved to have the ordinance read a second time. McGhee seconded the motion, which passed 6-0.

Kidd read the ordinance a second time in title only.

MOTION: Smith moved to adopt the ordinance. McGhee seconded the motion and it passed 6-0. The ordinance was designated Ordinance No. 6039.

Adoption of resolutions

6:53 p.m.

Approve fees for special event permitting

MOTION: Smith moved to adopt the resolution. McGhee seconded the motion, which passed 6-0 and was designated Resolution No. 7310.

Adoption of Consent Agenda

6:56 p.m.

a. Approval of minutes

- 1) March 13, 2024, city council meeting

MOTION: Councilor Ray Kopczynski moved to adopt the consent agenda as presented. McGhee seconded the motion, and it passed 6-0.

Staff Reports

6:57 p.m.

a. Personnel change requests for Municipal Court

Finance Director Jeanna Yeager said that adding more red-light enforcement will increase the number of citations issued and result in needing more court staff. The human resources department has recently completed a salary survey, and current positions will be reclassified. Money for the new position will come from increased revenues for the additional citations; the rest will come from the court budget.

McGhee asked what would happen if there is not as much new money as expected. Yeager said the money is available for the rest of this biennium. If there isn't as much coming in as expected, Finance will have to decide what to do. McGhee asked how much is expected. Yeager said Police Chief Marcia Harnden estimated \$3 million a year before expenses.

Newton asked if the Information Technology department will have extra work and need some of the funding. Yeager said IT has worked with the court to make the process paperless. New citations will be just additional information in the process. Newton asked if revenue from the existing camera has dropped off since it was installed. Yeager said she was not at the City when the existing camera was installed.

McGhee asked if staff expects to see the camera citations often reversed. Yeager said the company who makes the cameras will review video, then Albany police officers will review it. Citations are sent out after this double review.

Montague asked if the new positions will have an effect on the amount of traffic enforcement that has to be done live. Yeager doesn't know.

Novak said when the council okayed the new cameras, they made it clear that the program was not to be a "piggybank," but she has read that many jurisdictions receive a lot of income from them. Yeager said it won't happen in Albany. Overhead on the cameras and fees to the state will bring the net income down.

MOTION: Smith moved to approve the personnel change requests. Kopczynski seconded the motion, which passed 4-2, with McGhee and Novak voting against.

b. Multi-unit property tax exemption overview

7:15 p.m.

Economic Development Manager Sophie Adams introduced Jennifer Wehr, the new Economic Development Coordinator for the City. She showed slides* and explained how a multi-unit property tax exemption (MUPTe) works. She said the goal is not specifically affordable housing, but MUPTes have been used successfully to incentivize affordable housing.

Kopczynski said it looks similar to enterprise zones or TIF districts and asked what would be the advantage to a MUPTe. Adams said a MUPTe is very similar to an enterprise zone, but focuses on housing, rather than industry.

Troedsson said the tax exemption could last for ten years, but having additional housing stock would be a community benefit as soon as the housing is built.

Newton asked Adams to define affordable housing. Adams said "affordable" means that no more than 30% of household income is spent on housing costs and "affordable housing" means housing that is affordable to those earning less than 80% of the area median income by household size.

McGhee asked if Adams knows of any developers who would find a MUPTA attractive. Adams said developers are excited about it.

Montague asked if the City could stipulate living wage jobs for the "local labor" given as a public benefit. Adams said yes. We can make the program fit Albany.

The council agreed that staff should continue with development of the program and bring it back for adoption.

Business from the Council

7:41 p.m.

Newton said she manages Matt Bennett's social media but has nothing to do with the restaurant operations. She has talked to Sean Kidd, who says there's no conflict of interest.

Newton also asked for an itemization of expenditures from the Economic Development fund.

City Manager Report

7:52 p.m.

Troedsson said he understands Novak's concerns about the income from the red light enforcement cameras. He and Yeager will be watching for any decline and will take whatever steps are necessary.

Next Meeting Dates

Monday, April 8, 2024; 4:00 p.m. work session

Wednesday, April 10, 2024; 6:00 p.m. meeting

ADJOURNMENT

There being no other business, the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Reviewed by,

Allison Liesse
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@albanyoregon.org.*