

2024 VOTER'S GUIDE



**The Albany Area Chamber of Commerce helping you cast
an informed, Pro-Jobs Ballot.**

Linn County & Benton County Clerk

Linn County Elections Office: 300 SW 4th Ave, Albany, OR 97321

Benton County Elections Office: 4500 SW Research Way, Corvallis, OR 97333

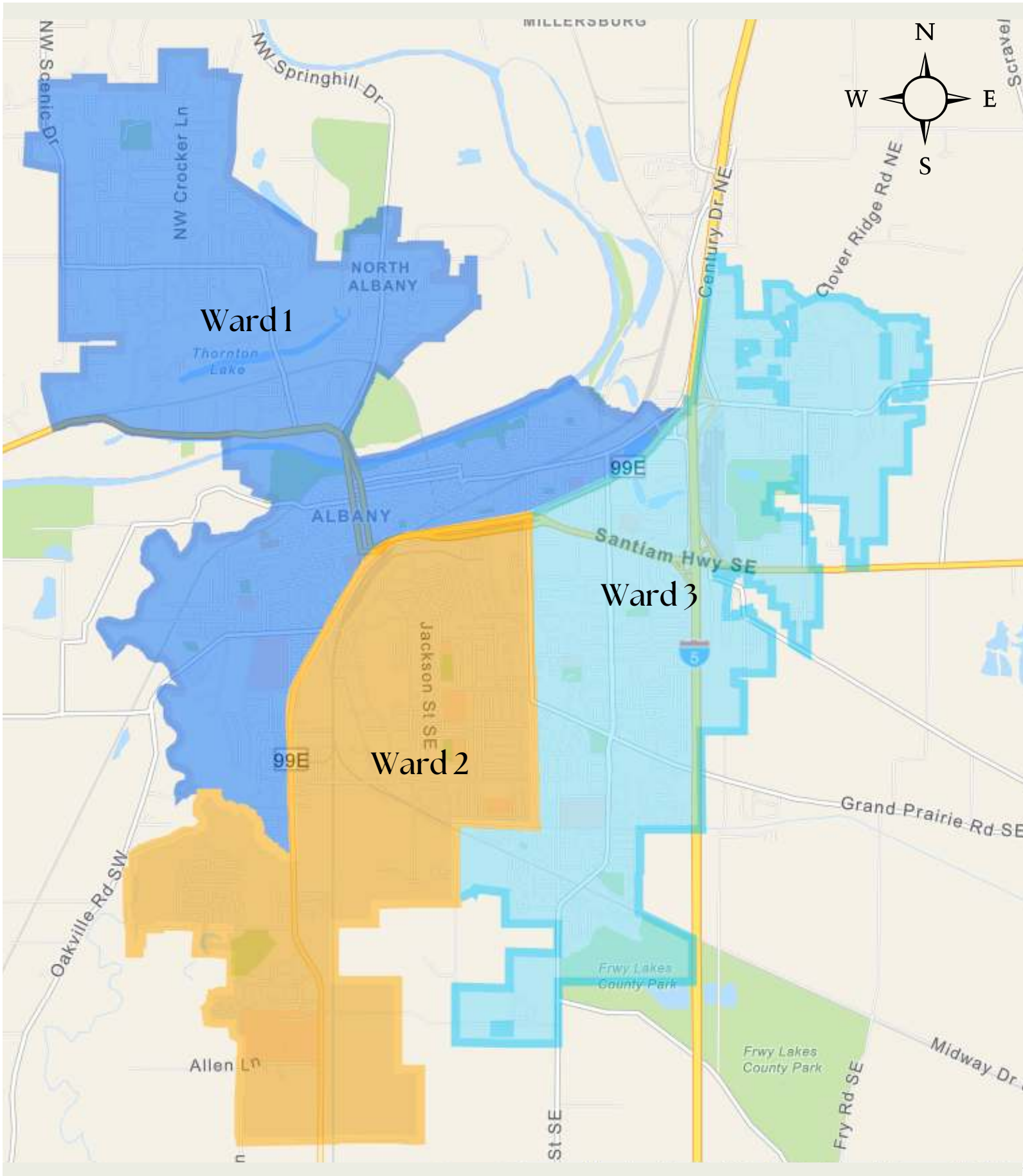
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All official ballot drop sites are always open on election days from 7:00 AM to 8:00 PM. Voters can return ballots by mail or at any official drop box across the state. Ballots must be mailed with a valid postmark by Election Day.

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Your Business and Community Advocate

To Our Valuable Members:

On behalf of the Albany Area Chamber of Commerce, I am pleased to present the 2024 Voters' Guide. This guide is designed to highlight the issues that matter to you, your business, and our community, providing candidates the opportunity to share their positions on these key topics.

Albany City Council and Mayoral candidates were sent a set of written questions, carefully crafted by the Chamber's Governmental Affairs Committee. The responses provided are printed exactly as submitted, with a consistent format to ensure clarity and uniformity. If a candidate did not provide answers to the questions we have acknowledged that absence.

Additionally, at the end of this guide, you'll find a special section highlighting candidates endorsed by the Chamber's PAC, the Good Government Council (GGC). The GGC extended interview invitations to candidates and those interviewed were asked the same interview questions. Endorsements were based on each candidate's knowledge of the issues, leadership abilities, understanding of business needs and the economy, and their vision for Albany's future.

As we continue to navigate challenges like inflation, high interest rates, and workforce shortages, it is more critical than ever to focus on creating and sustaining jobs that foster economic prosperity for our citizens. Electing pro-business, pro-jobs candidates who are willing to listen and collaborate with the Chamber and the broader business community is vital to achieving this goal.

Thank you for your continued support of the Albany Area Chamber. Together, we are accomplishing what no one business or individual could achieve alone.

Sincerely,

A handwritten signature in purple ink that reads 'Janet Steele'. The signature is written in a cursive style with a large, sweeping initial 'J'.

Janet Steele
President/CEO

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Albany Mayoral Race

Question 1 Why are you running for Albany's Mayor?

Alexander D Johnson II - I am running for re-election to continue the work I started during my previous two terms. The Montieth Riverfront Park investment and subsequent renovation has generated significant interest from private corporations seeking land to bring living wage employment to Albany. As Albany's Mayor, I will continue to demonstrate that elected officials must be accessible, engaged, interactive, responsive and transparent in our community.

Question 2 Please review your background, leadership experience and involvement in the Albany Community.

Alexander D Johnson II -

- 2018 - Elected to serve as Ward II-A's City Councilor
- 2020 - Elected to serve as Mayor (1 st Term 2019 – 2021)
- 2022- Elected to serve as Mayor (2 nd Term 2022 – 2024)

Outside Agency Representing Albany

- 2019 Executive Board & Board of Directors of Oregon Cascades West Council of Governments
- 2019 Board of Directors of Willamette Criminal Justice Council
- 2020 Board of Directors of Historic Albany Carousel & Museum
- 2023 Board of Directors of Albany General Hospital Foundation
- 2024 Board of Directors of Samaritan Health Plans
- 2024 Board of Directors of Mid-Willamette YMCA Veteran's Housing
- 2024 Governors Regional Solutions Advisory Committee for South Valley

Question 3 As the Mayor, what one principle would inform your decision-making process and vote?

Alexander D Johnson II - Integrity will serve as a cornerstone of my decision-making process and vote. I will continue to exercise due diligence by actively listening to stakeholders, community members and city staff prior to casting my vote on given area of concern.

Question 4 What do you see as the top three issues facing the City of Albany and why?

Alexander D Johnson II - Upon re-election, I will continue to focus on the following three issues: 1. Living Wage Jobs a. Communicate regularly with our Economic Development Advisory Commission (EDAC) and Leadership Roundtable to ensure members are apprised of requests for information I receive from business entities and corporations. b. Continue to communicate our Economic Development goals to Federal and State elected officials monthly or when unexpected opportunities become available. ALEXANDER D JOHNSON II 2. Housing Affordability a. Continue to seek opportunities to create "middle" and "affordable" housing opportunities inside the Urban Growth Boundary (UGB) that align with our Housing Implementation Plan (HIP). b. Creation of a Construction Excise Tax (CET) to build a ongoing reserve for the construction of affordable housing units for our lower income community members.

Albany Mayoral Race Continued

c. Implementation of Multi-Unit Property Tax Exemption (MUPTe) as one of many tools at our disposal to incentivize developers to build multi-generational housing for our aging and younger population.

d. Implement a pre-approved structure modeled on the City of Eugene's "Pre-Approved Accessory Dwelling Unit Program". Albany needs various types of housing to accommodate members of our community unable to purchase a single-family home. Therefore, it is important to continue to engage in conversations about our housing needs and how best utilize the land available to us.

3. Infrastructure

a. Local Street Maintenance is major concern for Albany. The recent passing of an ordinance to investigate what a street maintenance utility fee is the first step of many possible measures to commence repairing our neighborhood streets. I will continue to engage with stakeholders, business owners, community member to create a suite of options for Council to consider. We are going to discuss the following in the future:

- i. A standalone Street Maintenance Utility Fee structure, methodology and rates.
- ii. A hybrid Street Maintenance Utility Fee/Gas Tax structure, methodology and rates.
- iii. A standalone Gas Tax in accordance with Oregon State Law.
- iv. A local option bond/levy
- v. A food and beverage tax similar to the City of Ashland

More importantly, as a city, we simply cannot continue ignoring the issue of local street maintenance and repair going forward. However, I abundantly aware that items 2-5 of the options presented above require approval by our voters.

Question 5 If elected, how would you support the business community and the Chamber of Commerce?

Alexander D Johnson II - As I stated in my answer to question 4 item 1, I will continue to work with our business community, Chamber and stakeholders on issues they are facing in the current economic climate to improve the business environment and economic development. The creation of an Economic Development Advisory Commission significantly improves our chances to engage and rapidly respond to inquiries presented to Albany by current business owners and outside investors seeking a great place to establish or expand their respective businesses.

Question 6 The city council is discussing several transportation funding sources to fix the backlog of roads that need to be redone, resurfaced, etc. What form of transportation funding would you support and why?

Alexander D Johnson II - As I detailed in my answer to question 4 item 3, several of Albany's local streets need our focused attention to prevent further deterioration. I presented five potential pathways to enable us to move forward to improvement of our local streets.

Question 7 Housing affordability is critical to our community's success. How do you plan to ensure Albany is an affordable place to live for all?

Alexander D Johnson II - Please refer to Question 4 item 2 (Housing Affordability), I detailed viable options we can use to increase our housing stock.

Albany Mayoral Race Continued

Question 8 There is considerable concern about the economy, the ever increasing cost of doing business and the increased cost of living we have all experienced. To support the City of Albany's budget a few years ago the city added a Utility Fee, and there is already some discussion about raising that fee. How will you balance the City of Albany's increasing labor costs, need for city services, and keep costs down for residents and businesses?

Alexander D Johnson II - Our Strategic Plan Mission is one of our guiding documents. Our Mission statement is "Providing quality public services for a better Albany community." I am fully cognizant of the rising costs of staff and materials to effectively live up to our mission. I believe the community will inform our decision making by attending and engaging in productive conversations about their concerns and desire to increase, maintain or reduce any, or all, of our city services. I ask that we keep in mind that reductions in services leads to potentially harmful effects on our Strategic Plan themes which are as follows:

- Great Neighborhoods
- Safe City
- Healthy Economy
- Effective Government

If we turn one knob, we must be willing to live with the consequences associated with it. As Albany's Mayor, I will be present and engaged in discussions our during our next biennial budget meetings and beyond.

Question 9 What specific issue, challenge, or concern are you interested in solving while serving as Mayor and why?

Alexander D Johnson II - Albany has several challenges or concerns I would like to address during my next term. I listed the top 3 in question 4. However, I am one of seven that guide the course of Albany, and I tasked with being the deciding when my counterparts reach an impasse. Therefore, I must formulate my decision on the subsequent positive or negative impact on our community in its entirety. I personally would like to have a balanced council to address Albany's needs and not be distracted by national or international issues not within the our scope of role as an Albany City Councilor or Mayor.

Question 10 How would you involve and work with the Albany Area Chamber and business community on issues that impact the business environment and economic development?

Alexander D Johnson II - As Mayor and member of the Chamber of Commerce, I believe Chamber is extremely vital in every aspect of business recruitment and retention to ensure we have a healthy growing economy. I will continue to actively participate in the Leadership Roundtable which has been instrumental in my civic, personal and professional growth. I trust the Chamber Leadership and Good Governance Council to bring issues to me when they arise and share their collective ideas with me to inform my decisions on behalf of Albany.

Albany City Council Races

Question 1: Why are you running for Albany City Council?

Ward 1

Trevor Lee - With our economy struggling and over a year of record inflation, taxpayers feel that their hard-earned money is stretched thin. This leads to serious concerns about any attempt to increase the size of government budgets through taxes and fees. Voters feel that tax and fee increases are being utilized to quickly and without voter approval. As a small business owner, I am a strong believer in managing budgets like a business. We need a council focused on responsible solutions to our transportation and public safety funding. We need to rebuild trust with voters and that will come with hard choices.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - I have a longtime commitment to the areas of Ward 1 and experience serving in local government and specifically experience on City Boards and commissions. I want to speak up on behalf of my neighbors and work with my fellow Councilors to tackle problems and push back on City staff when it is called for.

Ward 2

Kevin Kreitman - Having spent most of my life in the community I have a deep respect of our community. I believe a safe and healthy community must always remain one of our core priorities along with providing excellent customer service to our residents. Our ability to meet that end requires policies and budgetary decisions focused on creating a strong economy that provides family wage jobs and a strong tax base. To ensure prosperity for future generations we must remain fiscally responsible and responsive to our citizen's needs.

Carolyn McLeod - I'm running for city council because I believe in Albany's boundless potential. As a mother, community advocate, and Army veteran, I understand the power of service and collaboration to create a better future for all of us. I have seen firsthand the power of service and collaboration in creating a vibrant future. I intend to do what is right, what is just, and what is fair for all residents here in Albany.

Ward 3

Bryan Munson - I am running for Albany City Council to address the issues of Fiscal Responsibility, Infrastructure Stewardship and Homelessness.

Marilyn Smith - I have lived and worked in Albany longer than any current member of the city council. My careers as a newspaper reporter and City communications officer give me local historical and institutional knowledge that others don't have. I share what I have learned and experienced with newer councilors to provide perspective and provoke thoughtful consideration of issues that come before us. I have a calm temperament, approach issues carefully, and often bring up information that may otherwise be overlooked. I have no agenda other than the City's mission: "providing quality public services for a better Albany community." I make no promise other than to tell the truth.

Question 2 Please review your background, leadership experience and involvement in the Albany Community-

Ward 1

Trevor Lee - I am the owner of AA Towing and Auto Wrecking. Before that, I was a project manager for large commercial electrical projects. I was responsible for the finances and the people working on projects like OSU Reser Stadium West Side. I have been involved in many programs coaching youth sports of Albany for different organization including the boys and girls club, and the mid-Willamette YMCA. I also spent a few years as a reserve police officer. I am currently serving on the city budget committee.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - A combination of non-profit experience and local government leadership: 10 years as a member of the City of Albany Budget Committee; volunteer with St. Vincent DePaul/St. Marys Church; Central-Takena School PTA officer; Board Member, Friends of Historic Albany; Treasurer Albany Partnership for Housing (low income housing developer); Elected Board Member Greater Albany Public Schools, Appointed Board Member Linn-Benton-Lincoln Educational Service District.

Ward 2

Kevin Kreitman - My parents moved to Albany when I was a child and I have lived in this area the majority of my life. I started with the Albany Fire Department in 1979 as a volunteer and was hired by the department in 1981. I worked as Firefighter/Paramedic, Lieutenant, Battalion Chief, Assistant Chief and served as Albany's Fire Chief from 1999 to 2008, when I accepted the Fire Chief's position in Redding CA. During my time with the Albany Fire Department, I was also a lead instructor at the National Fire Academy for Training Program Management. I currently serve on the National Fire Protection Association (NFPA) Combustible Metals and Metal Dusts (1998-present) and Hazardous Chemicals (2006-present) Committees, which establish fire and life safety codes and standards. I have also chaired the Combustible Dust Correlating Committee since 2011, responsible for NFPA's dust related documents. I have served as Millersburg's City Manager since 2017, and I am stepping out of that role at the end of this year. I also serve on the City of Albany's Public Safety Commission and was Albany's Fire Chief when the committee was first formed, as well as when the first Public Safety Levy was proposed and passed. In addition, I currently serve on the Linn County Public Safety Commission, have been involved with my local church, and previously served on the church council. Finally, I have a deep understanding of industries' challenges based on my time on the NFPA committees as well as familiarity with our local metal and dust producing industries (e.g. ATI, Pacific Cast, Selmet, TiSquared, Arauco). I have authored numerous articles and spoken nationally and internationally regarding safety at these facilities and proper handling of incidents when they occur.

Carolyn McLeod - As an Albany City Arts Commissioner I've helped bring a vision of new, vibrant, and culturally relevant public artwork to Albany. As a soldier in the United States Army, I gained useful leadership skills that have helped me make tough decisions in difficult situations. I have been involved with several non-profit organizations in our city, helping to bring relief to our unhoused and underserved neighbors. As a parent, I am involved in my daughter's school and extracurricular activities, helping to lead our community's youngest residents to a bright future.

Ward 3

Bryan Munson - I spent 5 years in the military, Artillery & Infantry, trade school for machining and have a Bachelor's degree from George Fox University. I am currently the Operations & Engineering manager for a Defense, Aerospace, Nuclear & Scientific Specialty Metal company. I've spent the last 10 years in management and working with Oregon Firearms Federation to protect our rights.

Marilyn Smith - I came here in 1980 as a reporter for the Oregon Statesman/Salem Statesman-Journal in the paper's Albany bureau office. Later, I worked for the Albany Democrat-Herald covering crime, courts, and general assignments. I joined the City of Albany staff in January 1999 and retired in July 2020. I helped found the Homeless Engagement and Resource Team (HEART) in 2007 and coordinated its annual resource fair for homeless and very low-income residents until 2019. I was a volunteer for United Way of Linn County from 1999-2020, including two years as board president. I chair the Linn County Emergency Food and Shelter Program. I have been a member of the Linn County Transportation Advisory Committee since 2022, helping determine how to spend state transportation funds on public transit programs in Albany, Lebanon, and Sweet Home. I am the city council liaison to the Albany Downtown Association board and the Willamette Criminal Justice Council (Benton County). I participate in Giving A Hoot clean-ups, cleared flower beds around the South Albany High School greenhouse for Albany's 9/11 Day of Service this year, helped found and continue to volunteer at The Big Pickup, and drive a golf cart shuttle at the Northwest Art & Air Festival. I was a charter member of the Albany Bicycle & Pedestrian Advisory Commission. I am a founding member of Twelve @ 12 monthly reading group, turning pages since 1990.

Question 3 As a City Councilor what one principle would inform your decision-making process and vote?

Ward 1

Trevor Lee - My main principle is to vote how what the people of Ward I advise me to vote. As their elected city councilor, I speak for them.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - Decisions the Council makes should ultimately be related to the city's strategic plan. I would gather input from the many folks I have come to know in Ward 1 and remain open to hearing all voices.

Ward 2

Kevin Kreitman - Having a clear understanding of the thoughts and concerns of residents in Ward II, and the community as a whole, on all sides of the issue/topic and the potential policy and budgetary impacts, while always striving for consensus.

Carolyn McLeod - If I had to choose one question to ask myself when making an informed decision as a City Councilor, I would ask myself this: "Which decision is in the best interest of the people of Albany today, and in the future?"

Ward 3

Bryan Munson - Limited Government. Government is slow, inefficient, exists at the expense of the community, and is insatiable.

Marilyn Smith - Common sense: Is it good for Albany?

Question 4 What do you see as the top three issues facing the City of Albany and why?

Ward 1

Trevor Lee - I believe the three main issues are transportation, taxes and fees, and of course homelessness/housing issues.

Courtney Stubbs - Candidate declined to respond.

Michael Thompson - 1) Tackling a growing and complex homelessness problem with compassion and accountability. Moving forward with the understanding the City will have to be a partner in this effort, as the City just doesn't have the resources to do it alone.

2) Adopting a plan to identify areas in most urgent need of street repair and determining the funding sources for street repair projects.

3) Growing responsibly. Albany is not Portland and we like it that way.

Ward 2

Kevin Kreitman - Above all I believe, it is important that as a community we strive for consensus, respect others, show compassion, and ensure accountability, while also recognizing that our decisions may have unintended consequences. We need to be willing to recognize those situations and change course when required. With that in mind we need to focus on items we have responsibility and control over that directly impact our community, while listening to our citizens concerns as we make decisions. The top three issues I believe Albany is facing are:

- Working to reduce or limit actions that restrict the city's ability to operate and make decisions in the communities best interest as allowed under "Home Rule".
- Educate our residents on the impacts that continued unfunded state and federal mandates, and statewide initiatives, have on the daily operations of our city. These are often the root cause of residents' frustration on issues, and concerns, which are often expressed at the local level. We must work together as a community to ensure state and federal regulators recognize these impacts at the local level, and the need to modify those requirements or provide the funding necessary/required to implement their requirements.
- Ensure a strong economic base with public and private collaboration and participation to attract high value investment that produces family wage jobs exceeding the county median wage.

Carolyn McLeod - When I visit with other Albany residents and ask what issues they see around our city, the number one thing I hear is that they take issue with the unhoused and underhoused population in our city. Next, I hear about the poor condition of our roads. Additionally, I hear an expressed concern about the local economy and cost of living.

Ward 3

Bryan Munson - Infrastructure, our roads are in disrepair, to the cost of \$9-11 million. Fiscal. We cannot tax Albany into prosperity nor should the government be engaged in any type of market activity. Homelessness. We need to continue to address the problem while digging into the root causes.

Marilyn Smith - The appalling condition of residential streets, beaten down by a continually growing population with increasing demands for more goods and services delivered to your front door. The City has very little money dedicated to and available for street maintenance. We must find a reliable, sustainable source to make a start and eventually real headway on fixing these streets. (See Question 6)

All of Albany struggles with the post-pandemic labor shortage that is complicated by higher wages, housing, and consumer prices. It's hard to fill jobs and to keep employees who finally do get hired. City employees are paid with public funds. The level and quality of public services the City provides depends on having enough of the right people on the payroll to do the work. (See Question 8)

The city council is the board of directors of a \$100 million municipal corporation. Setting policy and maintaining a budget that meet public needs, regulatory requirements, and citizen expectations are our primary responsibilities and where we must focus. (Also, Question 8)

Question 5 If elected, how would you support the business community and the Chamber of Commerce?

Ward 1

Trevor Lee - As a business owner and member of the Albany Chamber of Commerce, I understand the needs of the business community. Unfortunately, Albany doesn't have the best reputation as a place to do business. I want to work to change that behavior from city government. I will be a consistent voice for business.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - A well managed city pursues opportunities to revitalize neglected areas, and creates an environment with true livability. When young families can affordably raise their kids in a healthy, thriving community, the organic result is a place people want to live, work, and be consumers in.

Ward 2

Kevin Kreitman - We need to plan for and ensure the continued support and development of our business and industrial base in Albany through public and private collaboration, by identifying barriers to development such as land use policies, public, and private infrastructure required to support those businesses and industries. We cannot produce the revenue needed to support our mission and the expectations of our citizens without a strong economic development plan in place that is producing good paying jobs and providing added tax value.

Carolyn McLeod - I would like to see our local businesses thrive. When our businesses are successful, our community is a success. I would support the success of local businesses in any way I can, whenever the opportunity arises.

Ward 3

Bryan Munson- Limit government, push to automate processes that are slow and clunky and hold the administration accountable for the time and money they control.

Marilyn Smith - I would look for support from fellow councilors to create a business registry to help new businesses avoid making costly mistakes when they're planning to open, help existing businesses operate safely, and keep first responders informed about business operations so they know what to expect when responding to emergencies there. My version is a simple low annual fee to cover the cost of required safety inspections and consultations with building, fire, and police staff when a business wants to relocate, expand, or update operations.

Question 6 The city council is discussing several transportation funding sources to fix the backlog of roads that need to be redone, resurfaced, etc. What form of transportation funding would you support and why?

Ward 1

Trevor Lee - I feel strongly about keeping our street infrastructure up to date. I believe that the city should go back to hiring for positions to fix and maintain our streets in house. The costs of contractors doing the work is costing us taxpayers too much money.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - Our local streets have been neglected for too long. Also, the city cannot continue to add more and more fees onto our utility bills. There is no getting around the need to go to the voters for approval of a bond or levy or a local gas tax. I would only support a possible measure to the voters if there was an organized community effort behind it. The business community would have to be a part of that effort.

Ward 2

Kevin Kreitman - Unfortunately, as Albany staff have highlighted this isn't a new problem, and I don't believe there is a single action that can be taken to address this issue. This hasn't occurred overnight and won't be solved overnight. This very same issue was being discussed shortly after I was hired by City in 1981, with attempts to pass a fuel tax measures in 1982 and 1991 which were unsuccessful. I clearly remember sitting in the Council Chambers in the late 1990s and early 2000s discussing this very issue, including work by a mayor's taskforce in 1996, when they proposed two items for consideration that are very similar to what staff recommended considering in their July 2024 report: General Obligation Bonds and a Street System Utility.

Since that time, State and Federal funding for the maintenance of our transportation system has seen continued decline and shifts in ODOT policies have further directed funding away from projects which have historically been viewed as transportation maintenance and capacity projects. The options currently being considered all have pros and cons.

This issue is further complicated by new state and federal regulations that impact our local funding resources such as Oregon's Climate Protection Program, new storm water treatment requirements (which also require ongoing maintenance and costs), and updated accessibility requirements, just to name a few. Each new requirement adds to the significant funding challenges which have existed in the city since the 1980s. Add to that the impact electric vehicles have introduced to the mix, these vehicles weigh 15-30 percent more than gas driven vehicles and will result in more wear and tear on our streets. There is currently no methodology established for alternative fuel vehicles to address funding for maintenance and repair of our roads, further compounding the issues.

As is clearly shown there is not a simple solution to our problem, unless we are willing to accept going back to gravel streets. I don't believe we can afford to discount any option at this point, I am in full agreement with the following recommendation made almost 30 years ago by the 1996 Mayor's Task Force: Community Understanding is Vital - The Task Force Recommends the City Council engage the community in discussion of the high costs of neglecting streets, there must be greater community awareness..... There is no easy answer, but as a City Councilor we must take responsibility and actively involve our community if we want to reach consensus and identify funding options our community can support to address our ongoing street maintenance needs. Regardless of the funding methodology or methodologies chosen, we cannot afford to kick the can further down the road.

Carolyn McLeod - I support the maintenance and repair of our city's streets, for the safety of our community. There are many ways to make this happen, and I would support a multi-pronged, tiered approach to make this happen.

Ward 3

Bryan Munson - Roads are like capital equipment, they have a depreciation schedule and we are taxed on that schedule to repair or replace our roads. We have already paid for the maintenance and replacement of our roads. The city is going to have to find the funding from internal resources, whether they dig into their savings, sell city assets/property or cut their overhead to meet their financial obligations.

Marilyn Smith - I support a transportation utility fee and general obligation bonds. The utility fee would be paid by every household, business, non-profit, and school, all of which use city streets. It would be a reliable source of funds to support a reasonable plan for upgrades and maintenance. General obligation bonds affect only property taxpayers. The last GO bonds approved by Albany voters were in 1998. The utility fee would be charged to people and organizations that don't pay property taxes, sharing the cost among more street users.

Thirty-two Oregon cities have a local fuel tax ranging from a penny to 10 cents per gallon. Statewide, fuel taxes are declining due to more efficient petroleum engines and an increase in electric vehicles on the road. Albany voters have rejected fuel taxes three times in the past. The people who pay fuel taxes are those buy fuel in Albany and use our streets, regardless of where they live or work. Would voters agree to a fuel tax that is dedicated exclusively to residential streets?

Question 7 Housing affordability is critical to our community's success. How do you plan to ensure Albany is an affordable place to live for all?

Ward 1

Trevor Lee - I would advocate for groups and committees to help understand what affordable housing is. Affordable housing is not just slamming as many homes in an area as possible. The developers make all profits and don't care what happens afterwards. Careful considerations where places are built and what types are built is what needs to happen.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - The costs of unrestricted growth in terms of traffic, schools and infrastructure is a cost to every resident. Especially in an area such as North Albany, which is ill-suited to become an area with high density planning.

Ward 2

Kevin Kreitman - I believe a strong and balanced economic base is critical to support/promote homeownership and housing supply. We have seen a loss in manufacturing jobs and the strong tax base associated with investments those industries provided. We cannot maintain the ability to support our public safety and infrastructure needs without a strong and healthy economy and resultant tax base. I believe this is critical if we want to see a thriving community that can provide adequate housing and wages that support homeownership.

I recognize the value of urban growth boundaries. But we must balance the limitations placed on development to ensure properties that are within our boundaries can be fully developed without added cost factors and delays driven by state and federal requirements outside of local government control. Continued erosion of cities' abilities to control their destiny through "Home Rule", by new executive orders, administrative rules, regulations or laws enacted by the state and federal government makes housing affordability much more difficult, and places additional financial burdens on cities. Often our residents are not aware of, or recognize, these challenges and the financial requirements they place on our city. It is critical we work together to take action where we can to limit further loss of local control and take the steps necessary within our capabilities to establish policies supporting a strong and healthy community.

Carolyn McLeod - I support serving our underhoused community in multiple ways. There is not just one single approach that will solve the housing crisis in our community. When we all work together to make our community a better place for each other, we strengthen our community as a whole.

Ward 3

Bryan Munson - Annual rate hikes of 3% are the norm and not questioned-they should be. Government needs someone to question the budgets and that seems to be lacking in our current council.

Marilyn Smith - In the last two years, the Albany City Council has made significant changes in zoning, parking requirements, and fees associated with building new dwellings to make new housing more affordable. Some of the changes adopted new state laws that expand affordable housing options, and other changes are unique to Albany, such as scaling system development charges on new construction so that smaller houses pay smaller fees. The changes were made with input from dozens of residents, realtors, builders, and other stakeholders who participated in public meetings, focus groups, and surveys. The City distributes federal Community Development Block Grant funds every year that help homeowners and landlords maintain existing housing stock. If I could bring down the price of existing houses for sale or lower rents, I would.

Question 8 There is considerable concern about the economy, the ever increasing cost of doing business and the increased cost of living we have all experienced. To support the City of Albany's budget a few years ago the city added a Utility Fee, and there is already some discussion about raising that fee. How will you balance the City of Albany's increasing labor costs, need for city services, and keep costs down for residents and businesses?

Ward 1

Trevor Lee - We need to really dive deep into the budget to find efficiencies. The city manager comes up with the budget on what he wants the money to go to. There might have to be certain services that are cut, and positions lost to make sure our budget stays in check with what people can afford. We cannot constantly ask the people and local businesses to bear this burden when they are already pushed to the brink.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - I have been careful to make the distinction between new Utility fees and the City Services Fee created in 2021. One of my first actions on the Greater Albany School Board was to approve an agreement with the Albany Police Department to have two Police officers serve in our schools. I was happy to support that contract. Unfortunately, the City could not provide the officers for a couple years due to lack of funds. I don't want that to ever happen again. The current \$9 a month fee ensures the kind of public safety we expect and I support that.

Ward 2

Kevin Kreitman - I believe my answer to question 1 on why am running for City Council captures this. A safe and healthy community must always remain one of our core priorities along with providing excellent customer service to our residents. Our ability to meet that end requires policy and budgetary decisions focused on creating a strong economy that provides family wage jobs and a strong tax base to support necessary city services. This is how we can work to ensure prosperity for future generations while remaining fiscally responsible and responsive to our citizen's needs.

Carolyn McLeod - I intend to do what is right, what is just, and what is fair for the people of Albany. We all deserve to live in a community where we feel safe and supported by our city government. I will avoid unnecessary and burdensome fees for our residents, but also know that it costs money to maintain our city. We must be able to plan and budget for the needs of our city today, while anticipating what needs will arise in the future.

Ward 3

Bryan Munson - Fees are taxes and a workaround of the 3% max tax increase-they should be abolished. Lean principles should be applied to every department and a plan to reduce costs required. Private sector options should be considered for those areas that makes sense (e.g. mowing & maintaining our parks, traffic islands and school grounds)

Ward 3 continued

Marilyn Smith - I am the councilor who made the motion to adopt the monthly city services fee. Without it, property tax-dependent general fund services would have been cut just as Albany began to recover from the pandemic and while the community continues to grow. Albany is now the third-fastest growing and 11th largest city in Oregon. The demand for services isn't declining. At the direction of the council, staff continually look for savings and efficiencies. Keeping costs down for residents and businesses means cutting police, fire, library, parks maintenance, and recreation services. Balancing the competing and conflicting forces in this question is what the city council faces at every meeting. It's essential that all seven of us recognize that.

Question 9 What specific issue, challenge, or concern are you interested in solving while serving on the City Council and why?

Ward 1

Trevor Lee - Fixing our roads, and ending out of control fees or utility taxes. This is the main reason why I am running. For too long city council has pushed through mostly what staff brings to them. We need to have someone on council who is not afraid to question those recommendations and look deeper into issues. We need to know the true and ongoing cost of something before we commit to doing it.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - We must come up with a fair plan to begin absolutely needed work on our local streets.

Ward 2

Kevin Kreitman - We can't address our funding concerns and achieve lower costs without a strong economic base. Over the last 30 plus years we have experienced a significant loss of high value industrial development, and the jobs associated with those industries. We need to develop a focused plan with public and private participation to identify and then attract industries we would like to see locate here, while also working with our current businesses and industries to ensure their continued growth and success.

We need to review our ability to attract and maintain industrial investment which is developed and grown locally. All too often we see exciting new incubator/start up industries that have originated from our universities and research centers locally, establish their pilot operations here; but once they've determined they are ready for major investment, moving to mass manufacturing of their product(s), they move their operations and manufacturing facilities outside of the state. The city's control over this is limited however, without State support and policy changes. Advocacy at the state level is our best tool to address this issue.

Carolyn McLeod - My commitment lies with the people of Albany. I believe in transparency in city government, and seek to make myself available to listen to the needs of our community. Meeting the needs of our residents now and in the future is my goal. This means being open and available to hearing those needs, and working collaboratively to meet them.

Ward 3

Bryan Munson - Fixing our roads that we have already paid for through past property taxes. Roads benefit everyone and are critical to our quality of life.

Marilyn Smith - Stable, sustainable funding for residential street repair and maintenance.

Question 10 How would you involve and work with the Albany Area Chamber and business community on issues that impact the business environment and economic development?

Ward 1

Trevor Lee - I would reach out to the chamber and local businesses impacted by whatever issue is before the council. I would keep them informed on the issues at hand if they were not able to watch the council meetings. I will always advocate for businesses.

Courtney Stubbs - Candidate declined to respond.

Michael Thomson - I would seek their perspective on issues related to the business environment and economic development.

Ward 2

Kevin Kreitman - I will reach out to the chamber and our business community to solicit feedback and maintain open lines of communication. As with all, I will remain available to hear thoughts and concerns, work collaboratively to identify solutions and address issues that arise, while also developing strategies to maintain, grow, and attract businesses and industries to the community.

Carolyn McLeod - I would listen to the needs of all our residents and stakeholders, including those at the Albany Area Chamber and business community, to hear what they think can be done by the city council. I would consider their input on how best they think I may be able to help our Albany community.

Ward 3

Bryan Munson - I see Albany from my perspective, I work on Queen Ave in an Industrial area in a manufacturing environment. My field of view is limited and I need additional perspective on underlying issues, challenges, and opportunities for improvement from other business sectors.

Marilyn Smith - The city council created the Economic Development Advisory Commission in 2023 with members directly involved in business and economic development to give us a closer connection to the Chamber and business community. Chamber representatives are always asked to participate in discussions when new businesses and major employers are considering coming to Albany. Staff attend Chamber membership meetings and sit on Chamber subcommittees to keep the council informed. I would attend as well if asked. Most of the vacant land in Albany that is zoned for new business, new housing, and economic development is in Ward 3; the potential impact of change is huge, and as a councilor for that ward, I want to be of help.

Notes:

THE FOLLOWING CANDIDATES HAVE BEEN INTERVIEWED AND ENDORSED BY THE GOOD GOVERNMENT COUNCIL, THE POLITICAL ACTION AFFILIATE OF THE ALBANY AREA CHAMBER OF COMMERCE. PLEASE VOTE FOR THESE GREAT CANDIDATES!

ENDORSED CANDIDATES



Oregon House of Representatives – District 15: Endorsement goes to incumbent Shelly Boshart Davis. Shelly Boshart Davis has built a successful business and established herself as an economic conservative with deep ties to the community. Shelly has been a strong advocate for agriculture, transportation, and job creation, championing policies that reduce regulatory burdens on businesses while promoting positive support from government. An active member of several organizations, including the Albany Area Chamber, she brings a well-rounded perspective on the issues facing our community. With her proven experience, energy, and common-sense approach we need her representing us. **Re-elect Shelly Boshart Davis as your voice in Salem.**



Linn County Commissioner: Position 2 Endorsement goes to incumbent Roger Nyquist. Roger is a third-generation farmer who grew up working in his family's Albany-based business, which he now proudly owns. As a passionate advocate for all of Linn County, Roger has consistently shown strong leadership in representing its citizens, businesses, and communities. Time and again, he has stepped up to protect residents from burdensome government regulations and their financial consequences. Roger has dedicated countless hours to addressing the issues and finding solutions that support both residents and businesses. **Roger is the clear choice to continue serving as your Linn County Commissioner.**



Albany Mayor: Endorsement goes to incumbent Alex D Johnson II. Since being elected as Mayor, Alex Johnson II has worked tirelessly for the citizens of Albany. As a small business owner, he knows firsthand the importance of hard work and smart decisions to achieve success. Alex has built a reputation for fostering strong relationships and listening carefully to resolve even the toughest challenges. His dedication spans across generations—helping seniors access vital resources, supporting youth through his involvement in sports, and strengthening the entire community by building positive connections that lead to real results. Alex Johnson II is the leader Albany needs. **Re-elect Alex D Johnson II as Mayor.**



Albany City Council: Ward I: Endorsement goes to Trevor Lee. Trevor Lee understands the struggles of making ends meet in today's economy and is committed to advocating for good-paying jobs, affordable housing, and safe schools and public spaces for working families in Albany. His background as an electrician, railway signal technician, inspector, and now a small business owner gives him the experience to be a strong voice for hardworking Albany residents. Trevor will work hard to ensure taxpayer dollars are spent wisely on essential services like police, fire, and infrastructure. **Trevor Lee is the right choice for your Ward I City Councilor.**



Albany City Council: Ward II: Endorsement goes to Kevin Kreitman. A familiar name in the Albany area Kevin Kreitman is deeply committed to the community he and his family know and love. As the former Albany Fire Chief and retiring Millersburg City Manager Kevin is a consensus builder who has worked beside citizens for years to help improve lives and build community prosperity. He knows that policies and budgetary decisions focused on building a strong economy will help create family wage jobs and a strong tax base. That strong economy and tax base is critical to Albany's future success. **Kevin Kreitman is the right person to represent Ward II.**



Albany City Council: Ward III: Endorsement goes to incumbent Marilyn Smith. Marilyn brings over 24 years of valuable experience in advising past city councils and having served her first term as a city councilor. She understands the importance of a balanced, realistic, and sustainable budget, and is committed to ensuring that taxpayers' dollars are spent wisely. Marilyn recognizes the need to support Albany's local businesses, helping them thrive, keep people employed, and continue offering the unique services that make our community special. As an independent thinker, she approaches complex issues with an open mind and thoughtful consideration. **Marilyn is the right choice for Ward III.**

Cast your ballot by
November 5, 2024

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