



City of Independence

Minutes

City Council Meeting Tuesday, May 13, 2025

1. **CALL TO ORDER.** The meeting was called to order at 6:30pm in the council chambers by Mayor Kate Schwarzler. *Unbeknownst to City Recorder and Council at meeting start, livestream did not have audio for first 2.5 minutes, through Roll Call and approval of minutes. Brief pause while audio issue was diagnosed, approximately 10 minutes.*

2. **ROLL CALL.**

Mayor Schwarzler present

Council Present: Shannon Corr
Marilyn Morton
Kathy Martin-Willis
Bill Boisvert
Dawn Roden
Evan Sorce

Council Absent: None

City Staff Present: Kenna West, City Manager
Rob Moody, Finance Director
Myra Russell, City Recorder
Fred Evander, City Planner
Gerald Fisher, Public Works Director
Lyle Gilbert, Police Lieutenant
Juventino Banuelos, Police Chief

3. **MINUTES.** The minutes of the April 8, 2025, regular session and April 22, 2025, work session, were submitted in the agenda packet.

ACTION:

Councilor Morton moved to approve April 8, 2025, regular session minutes as received. Second by Councilor Martin-Willis. Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert,
Roden, Sorce

NAYS: None

ABSTENTIONS: None

Councilor Corr moved to approve April 22, 2025, work session minutes as received. Second by Councilor Martin-Willis. Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert,

Roden, Sorce
NAYS: None
ABSTENTIONS: None

Audio issue fixed before Public Comment

4. **VISITORS / PUBLIC COMMENTS.**

4.1. Vickie McCubbin, The Wall that Heals. Information on wall coming in September.

5. **REPORTS / PRESENTATIONS.**

5.1. Mayor Schwarzler: Life jacket kiosk installation. Touch-a-truck event last Saturday. Public service week at City Hall last week and National Police week this week. Wrapping up Budget. LOC round table.

5.2. City Council Liaison Reports

5.2.1 Library Board: Councilor Boisvert. Did not attend the last meeting, will update next time.

5.2.2 Museum Board: Councilor Morton. Museum meets tomorrow, will report later.

5.2.3 Continuum of Care: Councilor Corr. 3 meetings in the last 4 weeks. Point in time count with formal report coming out. Will come back to council with report.

5.3. City Manager West: \$8,000 grant to museum to fund intern and for military exhibit. \$34,539.00 grant from Missing Middle Housing Fund for zoning navigation tools to support housing development and planning. \$100,000 grant to complete surveys to design and construct wastewater pump station.

6. **UNFINISHED BUSINESS**

6.1. Council Bill 2025-04, to Annex and Designate 8.9 Acres at 6675 Corvallis Road, located west of the Southern Pacific Railroad, along with a portion of the 50-foot right of way located directly north of the property. The first reading of the bill was done on April 8. Bill comes back for second reading tonight. Evander presented information as submitted in the staff report. Councilor Martin-Willis asked if the property owner had requested this annexation. Evandar confirmed. Councilor Roden asked about public comment. Evander said there was some at the public hearing but none since then.

2nd MOTION: Councilor Martin Willis moved to read the proposed Ordinance, Council Bill #2025-04, for the second time by title only; Councilor Morton seconded. Discussion. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden Sorce

NAYS: None

ABSTENTIONS: None

Recorder Russell read the title of the proposed ordinance, Council Bill #2025-04.

3rd MOTION: Councilor Morton moved to adopt the proposed Ordinance, Council Bill #2025-04; Councilor Corr seconded. Discussion: Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce
NAYS: None
ABSTENTIONS: None

Russell announced the council bill passed and will be assigned to ordinance number 1624

6.2. Public Hearing AX|2025-01, Annexation of Certain Rights-of-Way into the City of Independence. Hearing reconvened from Public Hearing on April 8, 2025. Mayor Kate Schwarzler read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None
- Public Hearing opened at 6:59 pm by Mayor Schwarzler.
- Staff Report as submitted in the agenda packet was reviewed by Fred Evander, Planning Manager. Annexation of roadways, portions of Corvallis Road, Hoffman Road and 6th St., so that the city has control of all roads in the Urban Growth Boundary. Evander addressed 4 criteria as requested by the council first part of public hearing. Addendum addressed those issues. Zone change from county zoning to city zoning. Evander talked to county assessor Patoine and was assured that annexing the road would not change taxes on the properties. Evander explained island annexation requirements. Right of way for properties would happen if that property was requested to be annexed into the city. Evander recommends approval.
- Discussion: Councilor Corr confirmed that annexation is for roadway only, no properties. Evander confirmed and explained. Discussion on 10-year effective date. Evander explained that it would not apply to road annexation but could apply in future to potential land annexation per ORS 222.750.
- Further questions from the Council. None.
- Objections or testimony received:
 - Rick Hopkins, 6275 Corvallis Rd. Written comment in opposition submitted before hearing.
- Public Testimony:
 - Rick Hopkins, 6275 Corvallis Rd. Opposes annexation. Concerns for west side of road annexation.
 - Michelle & Shawn Lewis 6240 Corvallis Road. Michelle spoke on concerns about potential forced island annexation issues in the future.
 - Phil Strom, Salem, OR. Opposes annexation. Brought up questions related to transportation system plan; part of the comprehensive plan related to annexation.
 - Eric Hill, 6485 Corvallis Road. Opposes annexation. Concerned about future property annexation by what has happened in the past.
- Discussion: Evander and Fisher responded to testimony. Councilors discussed and wanted the public concerns to be on record for any future potential land annexation.
- Hearing closed at 7:57 PM.

ACTION:

Councilor Corr moved close hearing and consider as part of a later agenda item. Councilor Morton seconded. Discussion: Councilor Roden wants to wait to give people more opportunities to speak.

Roll call vote. Motion passed 5-1-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Sorce

NAYS: Roden

ABSTENTIONS: None

7. **NEW BUSINESS**

7.1. Council Bill 2025-03, to Annex Certain Rights-of-Way into the City of Independence. Evander and Fisher presented the staff report as submitted in agenda packet. This item is the council bill related to the previous public hearing.

1st MOTION: Councilor Morton moved to approve Council Bill 2025-03 to adopt AX 2025-01, the text of which is contained in the Council packet and read the proposed Ordinance for the first time; Councilor Corr seconded. Discussion: Councilor Roden asked about CB 2025-03 vs AX 2025-01. Recorder explained one is annexation number one is council bill number.

Roll call vote. Motion passed 5-1-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce

NAYS: Roden

ABSTENTIONS: None

Recorder Russell read the title of the proposed ordinance, Council Bill #2025-03. 2nd Motion will come back at May 27th City Council Meeting.

7.2. Liquor License Application, Change of Ownership: Grocery Outlet. LT. Gilbert presented information as submitted in the agenda packet. Change of ownership, the new owner also owns Dallas Grocery Outlet. No concerns by police department. Staff recommends approval.

ACTION:

Councilor Roden moved to recommend approval of the above liquor license request. Councilor Boisvert seconded. Discussion: Councilors are sad to see owners retire.

Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce

NAYS: None.

ABSTENTIONS: None

7.3. Liquor License Application, Change of Ownership: A1 Market. LT. Gilbert presenting information as submitted in the agenda packet. Change of ownership. No concerns by police department. Staff recommends approval.

ACTION:

Councilor Roden moved to recommend approval of the above liquor license request. Councilor Sorce seconded. Discussion: None.

Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce

NAYS: None.

ABSTENTIONS: None

7.4. Q3 Financial Report. Moody presented Q3 financial information as submitted in agenda packet. Public Safety fee being collected as expected. Addressed technical compliance issues identified in audit. Touched on processes the finance department will use to fix these issues. Provided debt summary to summarize original amount of debt, principal/interest payments and ending balance for June 2025. Summary of interfund loans. Summary of MINET receivables. They are making their debt service payments as scheduled.

7.5. Contract Award: Lagoon 1 Biosolids removal. Fisher presented information on awarding the biosolids removal contract. This is to remove biosolids from Lagoon 1 that haven't been cleaned out in 50 years.

ACTION:

Councilor Roden moved to award the biosolids removal contract to American Process Group in the amount of \$2,794,878.97 and authorize the City Manager execute the contract and any change orders within the approved budget. Councilor Sorce seconded. Discussion: How quickly will this happen? The process should start July 14 and be done by the end of September.

Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce

NAYS: None.

ABSTENTIONS: None

7.6. Creation of ad hoc board for Independence Days. West presented information regarding the creation of an ad hoc board to decide the future of Independence Days. The board consists of 3 councilors and 2 community members to work on solution for the future of Independence Days. Councilor Boisvert asked if Courtney Williams would be involved. West said board will have access to all staff involved in Independence Days.

ACTION:

Councilor Sorce moved that the Council adopt Resolution #25-1631 approving the formation of the Ad Hoc Board for Independence Days as proposed and confirm the mayor's recommended appointments. Councilor Boisvert seconded.

Discussion: Sorce hopes the public gets involved to find solutions to the problem

Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Martin-Willis, Boisvert, Roden, Sorce

NAYS: None.

ABSTENTIONS: None

8. COUNCIL ANNOUNCEMENTS

8.1 Councilor Roden went to Touch-a-truck and had an amazing experience.

8.2 Councilor Morton: Friday June 13 Last Day of school event put on by IDA. Lots of giveaways for kids.

8.3. Councilor Boisvert promoted Percy Jackson play at CHS this Thursday, Friday and Saturday.

8.4. Councilor Martin-Willis provided more information on the Wall that Heals. QR code on posters to volunteer, sponsor and donate.

8.5. Mayor Schwazler promoted WOU Block party this Saturday and AAPI celebration in Monmouth city park.

9. **GENERAL INFORMATION.** Items submitted here in the packet are for information only; no action was required by city council.

10. **ADJOURNMENT.** With no further business to come before the council, Mayor Schwarzler adjourned the meeting at 8:30 pm.

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder