City of Independence
Minutes

City Council Meeting
Tuesday, February 10, 2026

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1. **Call to Order**. Mayor Schwarzler called the meeting to order at 6:01 PM

2. **Roll Call**. Mayor Schwarzler present.

Present:	Councilor Evan Sorce Councilor Bill Boisvert Councilor/Council President Kathy Martin-Willis Councilor Marilyn Morton Councilor Shannon Corr
Absent:	Councilor Dawn Roden, Excused
City Staff Present:	Kenna West, City Manager Myra Russell, City Recorder Amanda Carey, Finance Director Fred Evander, City Planner Shawn Irvine, Assistant City Manager Lyle Gilbert, Police Lieutenant Gerald Fisher, Public Works Director

3. **Minutes**. **Action:**
Councilor/Council President Martin-Willis moved to approve minutes from the Special meeting 1/13/2026, Regular meeting 1/13/2026 and Work Session 1/27/2026; Councilor Boisvert seconded. Discussion: None
Roll call vote. Motion 5-0-0
Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: None
Abstentions: None

3.1. **Special Meeting 01/13/2026**.

3.2. **Regular Meeting 01/13/2026**.

3.3. **Work Session 01/27/2026**.

4. **Visitors/Public Comment**.

1. **Ben Bodeda, Independence, OR: Gate Youth Association.** Spoke of the Gate's community outreach efforts and expansion plans. They are hoping to break ground on expansion in May to add classrooms and a dining area for student lunch. They collaborate with volunteers and mentors in the community,

including WOU. They gave councilors a packet containing more information about the Gate.

2. **Edie Patrick & Anne Scheck, Independence, OR:** The two grandmothers read a prepared statement advocating for a welcoming and safe community for all residents.
3. **Jennifer McMullen, Independence, OR:** Spoke about concerns regarding city ordinances that favor certain businesses over others, particularly in regard to the mobile vending limitation in downtown.

5. Reports/Presentations.

5.1. **Mayor**.

- Noted that the legislative session had begun, and we are actively engaging with legislators to represent the city's interests. Kept comments brief due to full agenda.

6. Unfinished Business.

6.1. **2nd Reading: Council Bill 2025-08, An Ordinance Amending the Standards for Mobile Vending Units in the Independence Municipal Code and Development Code (Evander)**.

Council Bill #2025-08 came back to council for a 2nd and 3rd reading after the first reading passed, but not unanimously, at the previous council meeting. Before a motion was made, Council considered again whether to limit the number of food trucks downtown. After reviewing community feedback and robust council discussion, the council decided to reconsider the regulation approach, focusing instead on health and safety requirements while allowing market forces to determine the number of food trucks. Planner Evander was asked to provide a new copy of the council bill and exhibit C with the changes council agreed upon later in the agenda.

A second motion was not made, so the original motion died. This item will come back on the agenda as item 7.10 at the end of the meeting.

7. New Business.

7.1. **OLCC Annual Liquor License Renewal (Gilbert)**.

Lt. Gilbert presented information for the OLCC Annual Liquor License renewal process. He stated that the number of incidents seems to reduce every year. There were only 5 calls for service for alcohol-related issues in 2025.

Action:

Councilor Corr moved to recommend approval of all annual liquor license renewals upon receipt of City fees; Councilor Sorce seconded. Discussion: None

Roll call vote. Motion 5-0-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: None
Abstentions: None

7.2. **Liquor License Application, Change of Ownership: Silk Thai LLC (Gilbert)**.
Lt. Gilbert explained that the original partnership for the business Silk Thai had changed and one of the owners is continuing the business on her own. Council asked about ownership changes and requirements from OLCC. Gilbert explained that the LLC name had changed (that runs Silk Thai), so OLCC required the new application and approval.
Action:
Councilor Morton moved to recommend approval of the above liquor license as received; Councilor/Council President Martin-Willis seconded. Discussion: None
Roll call vote. Motion 5-0-0
Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: None
Abstentions: None

7.3. **Proposed Resolution 26-1647, City Fee Schedule Update (Carey)**.
Finance Director Carey explained that the proposed resolution was presented based on staff recommendations and feedback from council at 2 previous work sessions. Councilor Sorce asked how fee changes would be communicated to the community. CM West said if the resolution passes, the city will provide a communication plan.
Action:
Councilor/Council President Martin-Willis moved to adopt Proposed Resolution 26-1647 and referenced Exhibit "A".; Councilor Corr seconded. Discussion: None
Roll call vote. Motion 5-0-0
Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: None
Abstentions: None

7.4. **Contract Award: Corvallis Rd Waterline Improvements (Fisher)**.
Public Works Director Fisher explained the process for awarding the contract for the Corvallis Road Water Line Project. CM West noted that the money for this project is from a Federal Grant, so they have a say in how the contract is awarded. The city followed their process.
Action:
Councilor/Council President Martin-Willis moved to award the construction contract to Wickwire Contracting, LLC in the amount of $750,160.00 and authorize the City Manager to execute the contract and any change orders within the approved budget; Councilor Corr seconded. Discussion: Councilor Morton likes that the project is federally funded.
Roll call vote. Motion 5-0-0
Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn

Morton, Shannon Corr
Nays: None
Abstentions: None

PW Director Fisher noted that the construction should end by mid-June so that it's not under construction during the 4th of July.

7.5. **Proposed Resolution 26-1646, City Accepting Jurisdiction Over Certain County Roadway (Fisher)**.

Public Works Director Fisher explained that the County has given us jurisdiction over certain roads, but the city hadn't accepted Hoffman Road because they were waiting for drainage issues to be addressed. Those have now been addressed, so the city is ready to accept jurisdiction of Hoffman Road from Polk County.

Action:

Councilor Corr moved to approve Proposed Resolution 26-1646 accepting jurisdiction of Hoffman Road within the urban growth boundary from Polk County; Councilor Boisvert seconded. Discussion: None

Roll call vote. Motion 5-0-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: None
Abstentions: None

7.6. **Public Hearing: Annex 46.7 Acres East of 13th Street and Rezone Property to Mixed Density Residential (Evander)**.

Short recess at 7:09 PM while waiting for Planner Evander to come back to the meeting to present this agenda item. Meeting reconvened at 7:15 PM

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 7:16 pm by Mayor Schwarzler.
- **Staff Presentation:** Planner Evander presented the proposal of annexation of 46.7 acres east of 13th Street and a rezone of the property to a mixed-density residential annex. This is consistent with the Southwest Independence Concept Plan and meets various planning requirements. The development includes a mix of residential units, public spaces, and trails along the South Fork of Ash Creek. Staff recommends approval of the application for annexation and rezone.
- **Discussion**: Councilor Corr asked about the difference between cottages, townhomes and single-family homes. The applicant explained that it would be a mix of smaller homes at a more attainable price point. They will be centered around green space and form a stronger sense of community and pride in ownership. Councilor Martin-Willis mentioned the area was farm land and asked if it was no longer being farmed. The applicant explained that the owners have a shared vision and shared goals for development that has more of a sense of community. The owners will stay through the project, they are not selling the land. The owner shared that it hasn't been used as farmland in 50 or 60 years.

Her goal is a beautiful development that is affordable. Families can move from multifamily property to homeownership. Councilor Sorce asked if the trails would be available to the public. Evander explained that it would be open to the public.

- **Further questions from the Council**. Councilor Sorce asked about communication to neighbors of the project, specifically St. Patrick's Church. Evander said the notice board was located right next door to the church. The city did not hear any feedback from the neighbors.
- **Objections or testimony received:** DLCD Letter received on Feb 10 and was given to councilors at the meeting and included in packet after the fact.
- **Public Testimony:** None
- **Discussion: Staff Response to testimony—**None
- Hearing closed at 7:43 PM.

7.7. **Council Bill 2026-03, Annex, Redesignate and Rezone 46.7 acres along South 13th Street (Evander)**.

Planner Evander explained that this was the council bill associated with the public hearing that was just held.

Action:

Councilor/Council President Martin-Willis moved to read the proposed Ordinance, Council Bill #2026-03, the annexation and rezone of 46.7 acres along S. 13th Street, the text of which is contained in the Council packet, for the first time.; Councilor Morton seconded. Discussion: None

Roll call vote. Motion 5-1-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: Dawn Roden-Absence counted as nay

Abstentions: None

City Recorder Russell read the bill by title.

Councilor Boisvert started a motion to proceed with the second reading. As the vote was being taken, Councilor Martin-Willis asked if the absent council member is counted as a no vote. CM West confirmed, and let council know that the second and third reading of the bill would come back at the next council meeting.

Mayor Schwarler asked if the rules on voting could be changed. CM West said staff would look into whether it is in the charter or city code and report back.

7.8. **Public Hearing: Potential Change to the Requirements for Fences Associated with Governmental Uses (Evander)**.

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 7:49 pm by Mayor Schwarzler.
- **Staff Presentation:** Staff Report as submitted in the agenda packet was reviewed by Assistant CM Irvine. The city reviewed fence standards for government facilities after complaints about barbed wire on a fence in a residential area at one city-owned location. They found existing development codes do not effectively address fences for government uses, with varying standards depending on the zone. Irvine explained that security cameras were

considered insufficient for prevention as the large area would need so many cameras and the city does not have resources to monitor them 24/7. Barbed wire fences were deemed necessary for protecting facilities like water wells and water/wastewater treatment plants. The city is proposing a new standard for public service uses, allowing 6-foot-tall fences topped with barbed wire. The Planning Commission recommended a 15-foot setback for barbed wire fences when adjacent to three or more residential parcels. This proposal aims to balance the safety needs of public facilities with concerns about fence height and appearance in residential areas. Staff expressed concerns about the feasibility and implications of this requirement, particularly for existing facilities and future development scenarios. Staff maintained their recommendation for amending the city's development code to allow 6-foot-tall barbed wire fences without a setback, citing practical challenges and the need for a consistent standard.

- **Discussion:**Councilor Sorce said that everything explained makes sense and that we need to protect vulnerable soft targets, but questioned the communication to neighbors before the barbwire was installed. Irvine said that notice was not given ahead of time and that the city doesn't usually provide notice on city capital projects. Councilor Sorce mentioned it as constructive feedback for the future but agreed that the city needs to harden the public works facilities. Councilor Morton asked if there was feedback from neighbors. Two neighbors had testified. The Mayor was concerned about creating a one-off situation that would set a precedent for every other project. Councilor Sorce likes a uniform standard and wants to make sure the community knows why we need to protect these properties.
- **Further questions from the Council**. None
- **Objections or testimony received:** None
- **Public Testimony:** None
- **Discussion: Staff Response to testimony —** Council asked if the proposal in front of them included the 15-foot setback or not. Irvine confirmed that this was the original staff proposal with no setback, but that council had the option to approve, approve with an amendment or do nothing.
- Hearing closed at 8:18 PM.

7.9. **Council Bill 2026-01: Potential Change to the Requirements for Fences Associated with Governmental Uses (Evander, Irvine)**.

Action:

Councilor Morton moved to read the proposed Ordinance, Council Bill #2026-01 to adopt LA 2026-01 in full as the text is contained in the Council packet, for the first time; Councilor Corr seconded. Discussion: None

Roll call vote. Motion 5-1-0

Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr

Nays: Dawn Roden-Absence counted as nay

Abstentions: None

City Recorder Russell read the title of the ordinance.

The second and third reading of the bill will come back at the next council meeting.

7.10. **Agenda item added during meeting: Council Bill 2026-05, An Ordinance**

Amending the Standards for Mobile Vending Units in the Independence Municipal Code and Development Code (Evander).
Planner Evander brought back a new council bill and new Exhibit C pertaining to the Mobile vending bill at item 6.1. The council bill was changed to 2026-05 instead of 2025-08. In Exhibit C, the section limiting mobile vending locations (on page 2, Section 8-419) item (c) was removed completely.
Action:
Councilor/Council President Martin-Willis moved to read the proposed ordinance, Council bill 2026-05, an ordinance amending the standards for mobile vending units, the text of which is contained in the council packet, for the first time; Councilor Morton seconded. Discussion: None
Roll call vote. Motion 5-1-0
Ayes: Evan Sorce, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: Dawn Roden-Absence counted as nay
Abstentions: None
City Recorder Russell read the title of the ordinance.
The second and third reading of the bill will come back at the next council meeting.

8. Council Announcements.

- Councilor Morton: Hearts are up downtown! The money raised by IDA pays for flower baskets in May. Dallas is participating this year.
- Councilor Boisvert: The coat drive is still going on for the Ella Curran food bank. Locations are here at City Hall, Grocery Outlet and Boisvert office.
- Councilor Sorce: WOU History Club students are working with the museum director to catalog textiles. Great opportunity for these students.
- Councilor Corr: Museum talk at Valkyrie on Thursday, February 12. The talk will be about Valsetz. Donations accepted. Non-alcoholic drinks available.

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

9.1. **Management Team Notes**.

9.1.1. **01/14/2026**.

9.1.2. **01/28/2026**.

9.2. **Miscellaneous Correspondence. Any communications received after publication of the agenda packet, but before 3:00 pm the date of the meeting, will be provided to Council at the meeting and will become a part of the official record**.

9.3. **Pending Agenda Calendar**.

10. Adjournment. Mayor Schwarzler adjourned the meeting at pm.8:25 PM

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder