



City of Independence Minutes

City Council Meeting
Tuesday, June 9, 2026

1. **Call to Order.** Mayor Schwarzler called the meeting to order at 6:30 pm.

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

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

Absent:

City Staff Present: Kenna West, City Manager
Amanda Carey, Finance Director
Gerald Fisher, Public Works Director
Amanda Christensen, HR Director
Jason Kistler, IT Director
Lyle Gilbert, Police Lieutenant
Truman Stone, City Attorney

3. **Minutes.**

3.1. **Regular Meeting 05/12/2026.**

Action:

Councilor Corr moved to approve the minutes from the 5/12/2026 meeting; Councilor Morton seconded. Discussion: Councilor Roden clarified that she had contacted the Oregon Government Ethics Commission regarding Budget Committee Member Nathan Christensen to seek guidance on an issue. She did not realize her inquiry would trigger a formal investigation, which ultimately concluded quickly. Councilor Roden apologized for not explaining the situation clearly at the previous meeting and stated that her intent was simply to obtain clarification on the matter.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

4. **Visitors/Public Comment.**

- Erin McIntosh, Independence, OR: Opposed the proposed fee to fund parks, the museum, and the library through water bills, arguing that voters had already rejected a levy for those services. While expressing strong support for parks and recreation, they viewed the fee as an inappropriate attempt to circumvent the voters' decision.
- Scott Dannen, Independence, OR: Raised concerns about a large structure constructed at Richmond Court that was reportedly intended for use as a hair salon in a residential neighborhood. The resident requested that the City ensure all applicable land use, building, and business permitting requirements are followed, citing concerns about the structure's size, location, and impacts on neighboring property's privacy.

5. Reports/Presentations.

5.1. Mayor.

- Recognized PW Director Fisher's last council meeting. Thanked him for all the work he had done.
- Also recognized that the Central Panthers are the 5A state baseball champions.
- Vote for student athlete Joe Mendezona who is nominated for the Sports Illustrated National High School Boys Athlete of the Week.
- Congrats to graduates at all levels; Littles to middle school to high school to college. Western Oregon University graduation is this Saturday.

5.2. Council Liaison Reports.

5.2.1. Traffic Safety Commission: Councilor Roden.

- Last meeting was on February 18. Nothing to add today.

5.2.2. Historic Preservation Commission: Councilor Morton.

- Councilor Morton said she gave a report on this at the last meeting.

5.2.3. Planning Commission: Councilor Martin-Willis.

- Councilor Martin-Willis and Councilor Corr are switching liaison roles. Councilor Corr will give the next planning commission update.

5.3. City Manager.

- Ceded time due to long agenda

6. Unfinished Business. None.

7. New Business.

7.1. **Liquor License Application, Change of Ownership: JimmyZ Independence Gas & Mini Mart (Gilbert).**

Lieutenant Gilbert presented information about a change of ownership for the liquor license for JimmyZ Independence Gas and Mini-Mart. Based on his investigation, Lt. Gilbert recommended approval.

Action:

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

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

7.2. **Public Hearing: Adopting an Updated System Development Charge Methodology and Fees for Parks System (Fisher).**

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 6:41 pm by Mayor Schwarzler.
- Staff Report as submitted in the agenda packet was reviewed by PW Director Fisher and a presentation by consultant Steve Donovan. This is a proposed update to the park system development charge (SDC) methodology, with Steve Donovan presenting two options: a full allocation approach (Option 1) that would significantly increase fees, and a recommended approach (Option 2) that would maintain current fees while seeking additional funding sources for park development.
- Discussion: Councilors discussed the options and a potential 3rd option where multifamily units get charged more than single-family homes.
- Further questions from the Council. None.
- Objections or testimony received: Homebuilders Association sent in a letter of support for option 2.
- Public Testimony: None.
- Discussion: Staff Response to testimony-None.
- Hearing closed at 6:53 PM.

7.3. **Proposed Resolution #26-1651: A Resolution Adopting an Updated System Development Charge Methodology and Fees for Parks System (Fisher).**

PW Director Fisher explained that this resolution was to adopt the Updated System Development charge methodology and fees for the Parks System that was discussed during the public hearing.

Action:

Councilor/Council President Martin-Willis moved to approve the Parks SDC methodology report option 2 and to adopt Resolution 26-1651; Councilor Sorce seconded. Discussion: Councilor Roden does not support this because she doesn't want to raise fees. Councilor Sorce supports option 2 as the

homebuilders also support it.

Roll call vote. Motion 5-1-0

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

Nays: Dawn Roden

Abstentions: None

7.4. **Proposed Ordinance #1635: An Ordinance Amending the Independence Municipal Code (IMC), Chapter 26, Streets, Sidewalks and Public Places (Fisher).**

PW Director Fisher presented an update to IMC Chapter 26 based on input from prior work sessions, and review by the city attorney.

Action:

Councilor Boisvert moved to read the proposed Ordinance # 1635 for the first time by title only; Councilor/Council President Martin-Willis seconded.

Discussion: None

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1635 for the second time by title only; Councilor Sorce seconded. Discussion:None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

CM West called for a brief recess to consult with the legal council. After the recess, CM West explained that the wording for the motion in the packet was incorrect. Truman Stone explained what to do to fix the error. Council needs to have someone move to reconsider the prior motion, second that and vote. Then move to amend the motion by restating the correct motion.

Action:

Councilor Martin-Willis moved to reconsider the prior motion; Councilor Corr seconded. Discussion: None

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Action:

Councilor Boisvert moved to read the proposed Ordinance # 1635 in full as the text is contained in the Council packet for the first time; Councilor/Council President Martin-Willis seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1635 for the second time by title only; Councilor Sorce seconded. Discussion: None. Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1635; Councilor Corr seconded. Discussion:None. Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Ordinance 1635 passed.

7.5. **Proposed Ordinance #1636: An Ordinance Amending the Independence Municipal Code (IMC), Chapter 32 Traffic and Vehicles (Fisher).**

PW Director Fisher explained that his is an IMC update to Chapter 32.

Action:

Councilor Roden moved to read the proposed Ordinance # 1636 in full as the text is contained in the Council packet for the first time; Councilor Boisvert seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Director Christensen read the ordinance by title.

Action:

2nd Motion: Councilor Sorce moved to read the proposed Ordinance # 1636 for the second time by title only; Councilor Morton seconded. Discussion: None. Director Christensen read the title of the proposed ordinance.

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1636; Councilor Sorce seconded. Discussion:None. Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Ordinance 1636 passed.

7.6. **Proposed Ordinance #1637: An Ordinance Amending the Independence**

Municipal Code (IMC), Chapter 34 Utilities (Fisher).

PD Director Fisher explained that this updates IMC chapter 34.

Action:

Councilor Corr moved to read the proposed Ordinance # 1637 in full as the text is contained in the Council packet for the first time; Councilor Morton seconded.

Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Director Christensen read the title of the proposed ordinance.

Action:

2nd Motion: Councilor Roden moved to read the proposed Ordinance # 1637 for the second time by title only; Councilor Sorce seconded. Discussion:None.

Director Christesen read the title of the proposed ordinance.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Action:

3rd Motion: Councilor Morton moved to adopt the proposed Ordinance # 1637; Councilor Sorce seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

Ordinance 1637 passed.

7.7. Proposed Resolution #26-1654: Adopts 2026-27 Budget (Carey).

Director Carey explained the process of getting to this point to adopt the fiscal year 2026-27 budget. The city held a training session and 3 budget meetings with presentations by city staff and input from the community during public comment. This budget includes implementing fees to support essential community services like the library, museum, and parks on the utility bill. The Mayor explained how we go to this point and thanked staff, community and budget committee members for their work and input on this version of the budget.

Action:

Councilor Corr moved to approve Resolution No. 26-1654, a resolution adopting the City of Independence budget for fiscal year 2026-27 in the sum of \$51,892,822; to approve appropriations in the amount of \$51,793,807; to impose the ad valorem property taxes for 2026-27 at the full permanent rate of 4.5897 per \$1,000 of assessed value and in the amount of \$400,341 for debt service of the general obligation bonds; and to categorize the taxes.; Councilor Morton seconded. Discussion: Councilor Roden opposed the budget, adding that the fees should not be added without public vote, while other councilors defended the new approach as a necessary alternative to the previously

defeated levy. Councilor Sorce emphasized that this represents a different proposal from the original levy and is intended as a "life support" measure to maintain critical services while the city seeks long-term solutions through commercial and industrial expansion. Councilor Morton agrees that this is a more fair distribution of the fees and appreciates the hard work that the budget committee did.

Roll call vote. Motion 5-1-0

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

Nays: Dawn Roden

Abstentions: None

7.8. **Proposed Resolution #26-1653: Elects State Revenue Sharing 2026-27 (Carey).**

Action:

Councilor Morton moved to approve Resolution No. 26-1653, a resolution to elect to receive state revenues for fiscal year 2026-27; Councilor/Council President Martin-Willis seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

7.9. **Proposed Ordinance # 1639: An Ordinance Adopting Independence Municipal Code (IMC) Chapter 2, Administration, Article VIII, Service Fees; and Amending IMC 34-400, Utility Service Billing (West)**

• **Public Comment**

CM West discussed a proposed community services and parks fee of \$19.65 per month, with \$11.50 for community services and \$8.15 for parks, which would represent a \$12.65 monthly increase after reducing the public safety fee from \$17 to \$10. The council reviewed how other cities have implemented similar fees and discussed the structural deficit in the general fund that this fee aims to address. Councilors discussed that this fee is similar to fees other cities have implemented. Discussion occurred regarding the possibility of reducing water and sewer rates. Staff explained that utility rates are reviewed annually and noted that rate reductions could be considered in the future as existing debt obligations are paid down and financial conditions improve.

Action:

Councilor Boisvert moved to read the proposed Ordinance 1639 in full as the text is contained in the Council packet for the first time; Councilor/Council President Martin-Willis 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

Abstentions: None

Director Christenen read the ordinance by title.

The motion passed but not unanimously, so it will come back for a second reading at the next council meeting.

7.10. **Proposed Resolution # 26-1656: A Resolution Setting the Community Services and Parks Fees (West).**

CM West presented information on Resolution 26-1656 setting the Community Services and Parks fees. This resolution sets the amount with an annual CPI-U adjustment in January 2028. Councilor Roden had a question about when the fee would start for residents, which is July 2026, but the CPI-U adjustment wouldn't happen until January 2028. Councilor Sorce asked that staff bring this back to council for an update before the CPI-U adjustment goes into effect. CM West will schedule this for November 2027.

Action:

Councilor Corr moved to adopt Resolution 26-1656, A Resolution setting a Community Services and Parks Fee.; Councilor Morton seconded. Discussion: None.

7.11. **Proposed Resolution # 26-1657: A Resolution Classifying Certain Fees and Charges as Not Subject to the Limitations of Article XI, Section 11b of the Oregon Constitution (Measure 5) (West).**

The Mayor explained that since Ordinance 1639 did not pass at this meeting, Resolution 26–1657 needs to be postponed to the next meeting as well.

Action:

Councilor/Council President Martin-Willis moved to reschedule resolution # 26-1657 to the June 23 city council meeting; Councilor Morton seconded.

Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

8. **Council Announcements.**

- Councilor Sorce: MINET Update- Budget adopted, debt payments scheduled. Reminder for WOU Graduation this weekend.
- Councilor Roden: read a prepared statement expressing concerns that aspects of her personal life and family circumstances had been discussed and monitored outside of official government matters, causing distress and raising privacy and safety concerns. She requested that public discourse remain focused on policy and governance issues and urged that appropriate boundaries be maintained between public responsibilities and the private lives of elected officials and their families.
- Councilor Corr: Wished everyone a Happy Pride month. Credited Monmouth for putting on a great Pride event last weekend. Announced that Summer Reading at the library starts June 15. It's time for the Council reading challenge. This will go from June 15 to August 13.
- Councilor Morton: Last day of school event on June 16 at Riverview Park. Everything is free for kids.

- Councilor Boisvert: Tickets for Indy Days and volunteer sign-ups are available on their website at friendsofcommunityparks.org.

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.**

9.2. **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 8:20 pm.

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder